

INTRODUCTION

The Housing Needs Assessment: analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Auburn residents.

The United States Census, completed every ten years, is an important source of information for the Housing Needs Assessment. Results from the 2000 Census were used in the preparation of this document. The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies, but will also be integrated into the body of the Housing Element to present the current status of housing and housing related issues in the City of Auburn. Definitions of various U.S. Census terms used throughout this document are provided in Appendix B for clarification.

The needs assessment is organized into four data sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. This first section outlines the characteristics of the community, and identifies those characteristics that may have significant impacts on housing needs in the community.

The second section identifies the City's resources, and the historic development patterns and housing opportunities in the community. It also discusses the City's existing housing stock and the potential areas for future housing development.

The third section discusses the governmental and non-governmental constraints to housing development in Auburn. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that affect the location, availability, affordability, and type of housing that is constructed in Auburn. The "non-governmental" influences include such factors as: the availability and cost of financing, land, and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The final section of the Needs Assessment discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City. With a reduction in basic living costs through energy savings, more households will be better able to afford adequate housing.

SUMMARY FINDINGS

The following is a summary of findings from the Housing Needs Assessment Report.

Population Trends

- The 2000 Census reported Auburn's population as 12,462 persons. Between 2000 and 2007, the California Department of Finance estimates the City's population has grown by 5 percent (13,112 persons). Auburn's population is expected to grow steadily, continuing the demand for a variety of housing types and costs. Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan projects that the City of Auburn will experience a 29 percent growth rate between 2005 and 2035 (4,043 persons).
- Auburn's ethnic composition in 2000 was primarily Non-Hispanic White (90 percent) and Hispanic or Latino (6 percent).
- The City of Auburn has a slightly lower percentage of persons under 18 and a slightly higher percentage of persons 65 years and over than the countywide and statewide averages. Family households represented 62 percent of all households in Auburn in 2000, compared to 73 percent countywide. Of the 3,284 family households in the City, the majority did not have children (1,780 family households or 54 percent of the total family households).

Income and Poverty

- Residents of Auburn and Placer County have similar income characteristics. In 2000, the median family income in Auburn (\$62,250) was roughly 94 percent of the countywide median family income (\$65,858). One-half of the total households countywide earn \$50,000 or more compared to 58 percent of the total households in Auburn.
- As defined by the Department of Housing and Urban Development's (HUD) income limits, an extremely low-income household earns 30 percent or less of the median income, a very low-income household earns 50 percent or less than the county median income, a low-income household earns between 51 and 80 percent of the county median income, a moderate-income household earns between 81 and 120 percent of the county median income, and an above moderate-income household earns 121 percent or greater of the county median income. Based on HUD Comprehensive Housing Affordability Strategy (CHAS) Data for 2000), approximately 11 percent of Auburn's households are extremely low income, 9 percent are very low-income, 16 percent are low-income, 64 percent are moderate-income and above moderate-income.
- Based on HUD income limits, the 2008 Median Income for a family of four in Placer County, including the City of Auburn, is \$71,000
- The poverty rate for both Auburn and Placer County was 6 percent in 2000. Although Hispanics and female-headed households with children represent a small percentage of the total population in Auburn, they had the highest poverty rates at 19 percent and 18 percent, respectively. Residents 65 years of age or older had relatively lower poverty rates at 6 percent.

Employment Trends

- Based on the 2000 Census there are 6,067 persons in the labor force, 67 percent worked outside the City.
- According to the Placer County Economic and Demographic Profile for 2008, there are almost 141,000 jobs in Placer County.
- Based upon Sacramento Region occupational categories listed in the 2008 Placer County Economic and Demographic Profile more than one half have wages that fall within the low and moderate income categories.

Special Needs

- Persons age 65 and over represent 18 percent of Auburn's total population. The housing needs among older adults are: 1) home repair/maintenance/modification; 2) affordable housing; and, 3) in-home assistance.
- Individuals with disabilities also have financial and physical needs. Housing and supportive service needs among the disabled population include: 1) accessible housing; 2) affordable housing; and, 3) housing located in close proximity to service and commercial centers.
- Female-headed households represent 10 percent of all households in Auburn, and of these households 339, or 6 percent, were female-headed households with children under age 18. Poverty rates among female-headed households are generally higher than the general population, and female-headed households with children under age 18 in Auburn have the second highest poverty rate of any population group (18 percent). Many female-headed householders have extremely low incomes and they will continue to require significant financial assistance or subsidized rental housing. Single mothers with children face additional challenges in finding affordable child care.
- Large family households in Auburn represent approximately 6 percent (340 households) of all households. One-third of these large family households are renters and Large renter families typically experience higher rates of overcrowding and overpayment.
- There are an estimated 119 homeless persons in the City of Auburn according to the 2007 point-in-time survey. Based on available information and contacts with service providers, the level of, and need for, homelessness services in the City are increasing on a region-wide basis. The homeless continue to need affordable housing and supportive services. It can be assumed that those most at risk for becoming homeless are those paying more than 50 percent of their income for housing costs. These households are not likely to have reserve funds in case of an illness, job loss or other factors and are at risk of becoming homeless.

Housing Characteristics

- The majority of the City's housing stock consists of single-family detached homes (67 percent). According to the 2000 Census, 60 percent of households are homeowners and 40 percent are renters.

- Most of Auburn’s housing stock—just over 60 percent—is greater than 30 years old. For example, in 2000, 44 percent of Auburn’s total housing stock was built prior to 1970.
- Of the City’s occupied housing units approximately 3 percent were overcrowded. Overcrowding occurred more often in rental housing (6 percent) than owner-occupied housing (1 percent).

Housing Costs and Affordability

- In 2000, 68 percent of all rental housing in Auburn was affordable to very low-income households, and 97 percent was affordable to low-income households. However, the existence of lower-cost units does not mean that such units are actually available to lower-income households. Currently, six apartment complexes (296 units) in the City have some type of rental subsidy.
- The majority of rental units in Auburn are one-and two-bedroom units.
- Approximately 71 percent of extremely low income households, 78 percent of very low-income households and 48 percent of low-income households spend over 30 percent of their income on housing in Auburn.
- Between June, 2007 and November, 2007, the median price for resale homes in Auburn was \$405,444.
- Based on resale homes in 2007, there were no homes affordable to very low-income households, while less than 1 percent were affordable to low-income households and 4 percent were affordable to moderate income households. Generally, only above moderate income households can afford to purchase a home in Auburn.

Opportunities and Constraints

- SACOG has determined that Auburn has a housing construction need of 307 units for the planning period 2006-2013. Of the total 307 units, 25.4 percent should be affordable to very low-income households (55 percent of the 25.4 percent is an extremely low-income housing need), 16.9 percent to low-income households, 16.6 percent to moderate-income households, and 41.1 percent to above moderate-income households.
- The City’s vacant land within residential districts can accommodate its regional allocation of new dwelling units at densities potentially affordable to low- or very low-income households.
- Auburn’s zoning regulations and development permit processes do not create unreasonable restrictions to the City’s ability to accommodate affordable housing. The time required in the City of Auburn for development approval is not generally a constraint or substantial cost to housing developers.

HOUSING NEEDS AND OPPORTUNITIES

POPULATION CHARACTERISTICS

Population Trends

Since the 2000 U. S. Census the City of Auburn's population has grown by 5 percent according to California Department of Finance estimates. Auburn's growth rate is significantly lower than Placer County's growth which is estimated to be 31 percent (Table A-1). In comparison to other cities located in South Placer County, Auburn has not experienced the same growth and has retained a small town atmosphere.

Table A-1

Population Growth

	2000	2007	Percent Change
City	12,462	13,112	5%
County	248,399	324,495	31%

Source: 2000 Census, Department of Finance

The SACOG Metropolitan Transportation Plan projects the City will grow by 29 percent between 2005 and 2035. According to SACOG projections, the City of Auburn is expected to reach a population of 17,985 by 2035.

Since the 2000 Census the number of persons per household has dropped slightly from an average household size of 2.31 to 2.235 based on 2006 Department of Finance estimates.

The number of households in the City of Auburn increased from 5,302 in 2000 to 5,731 in 2006 according to the Department of Finance estimates, an 8 percent increase. The number of households has increased at a faster rate than the City's population since 2000, due to the decrease in the household size.

Ethnicity

According to the 2000 Census Auburn's population was predominately White, Non-Hispanic, at 90 percent. Less than 1 percent of the population was Black, 1 percent as Native American, 1 percent was Asian/Pacific Islander, 2 percent consisted of two or more races and 6 percent were Hispanic or .

Age of Population

Overall, the City of Auburn has an older population, with a median age of 41 compared to 38 for all of Placer County and 33 for all of California. Individuals 20 to 34 years of age account for 16 percent of the City's population, 35 to 54 years of age account for 32 percent of the population, 55 to 64 years of age make up 9 percent of the population and seniors over the age of 65 account for 18 percent of the population, 19 years and under account for 25 percent of the population.

Table A-2**Age Distribution (2000)**

Age	Auburn 2000	Placer County 2000	California 2000
Under 5 years	5%	7%	7%
5 to 19 years	20%	22%	23%
20 to 34 years	16%	16%	22%
35 to 54 years	32%	33%	29%
55 to 64 years	9%	9%	8%
65 and over	18%	13%	11%
Median age	41	38	33

Source: 2000 Census.

Household Type and Composition

Further insight into the characteristics of the City's population is explored by examining household size. Of the 5,302 households in 2000, Table A-3 shows that Auburn's highest percentage consisted of one-and two-person households (21 and 36 percent respectively). The next largest percentage was three-person households (17 percent).

Table A-3**Number of Persons per Household (2000)**

Number of Persons	Percentage
1 Person	21%
2 Persons	36%
3 Persons	17%
4 Persons	16%
5 Persons	7%
6 Persons	2%
7+ Persons	1%

Source: 2000 Census.

In addition to household size, household composition provides important indicators of population characteristics and trends (Table A-4). The 2000 Census reported that 62 percent of all households in Auburn were family households and, of that, 78 percent were married-couple households. Compared to the countywide population, Auburn has a slightly lower percentage of family households and families with children. Although most people lived in family households, 38 percent of households in Auburn

were non-family households, primarily single adults (including seniors), but also other unrelated individuals. The 2000 Census records persons living within group quarters separately and considers them to be non-family households. The City of Auburn had a reported 206 persons living within group quarters, of which 94 persons were institutionalized and 112 persons were living in other group quarters.

Table A-4
Household Composition by Type (2000)

Household Type	Number of Households	Percent of Households
Total Households	5,302	--
Family Households	3,284	62%
Married Couple Family Households	2,573	78%
With Children	1,052	32%
Without Children	1,521	46%
Other Family Households	711	22%
With Children	452	14%
Without Children	259	8%
Non-family Households	2,018	38%
Group Quarters (Non Family Households)	206	--
Institutionalized persons	94	46%
Other persons in group quarters	112	54%

Source: 2000 Census.

INCOME CHARACTERISTICS

According to the 2000 Census, the median household income in the City of Auburn was \$48,999, while the median family income was \$62,250 (Table A-5). In comparison, the median household income in Placer County was \$57,535 and the median family income was \$65,858. This indicates that incomes in Auburn were roughly 80 to 90 percent of the countywide income. In 2000, 21 percent of Auburn households had incomes above \$100,000, compared to 16 percent countywide.

Table A-5**Area Median Incomes in Auburn and Placer County (2000)**

	Auburn	Placer County	Auburn as a Percent of County
Area Median Household Income	\$48,999	\$57,535	85%
Area Median Family Income	\$62,250	\$65,858	94%
Area Median Non-Family Income	\$29,245	\$32,766	89%

Source: 2000 Census

Income categories, as defined by the U. S Department of Housing and Urban Development (HUD), include:

- **Extremely Low:** Households with income less than 30 percent of the area median income.
- **Very Low:** Households with income less than 50 percent of the area median income.
- **Low:** Households with income between 50 and 80 percent of the area median income.
- **Moderate:** Households with income between 80 and 120 percent of the area median income.
- **Above Moderate:** Households with income over 120 percent of the area median income.

Another measure of changes in estimated income is the annual release of income limits prepared by HUD and adopted by the State of California for determining eligibility for various housing programs. These limits define the dollar amount of each of the income categories discussed previously based on a percentage of the estimated median income for the county in which the jurisdiction is located. Although these income limits are not based on actual surveys of local incomes, the annual changes can show trends in estimated changes among different regions of the State. Table A-6 provides limits for Placer County for 2008. According to HUD, the estimated 2008 median income for a family of four in Placer County is \$71,000.

Table A-6**Placer County Income Limits (2008)**

Household Size	Extremely Low (30% of Median)	Very Low-Income (50% of Median)	Low-Income (80% of Median)
1 Person	\$14,900	\$24,850	\$39,750
2 Persons	\$17,050	\$28,400	\$45,450
3 Persons	\$19,150	\$31,950	\$51,100
4 Persons	\$21,300	\$35,500	\$56,800
5 Persons	\$23,000	\$38,350	\$61,350
6 Persons	\$24,700	\$41,200	\$65,900
7 Persons	\$26,400	\$44,000	\$70,450
8 Persons	\$28,100	\$46,850	\$75,000

Source: HUD, 2008

HUD 2000 Comprehensive Housing Affordability Strategy (CHAS) Data reports (Table A-7), 11 percent of the total households in the City of Auburn (567 households) are categorized as extremely low income; 81 percent of extremely low income households are renters and 19 percent are owners. Nine percent of total households (470 households) are categorized as very low income; 73 percent of very low income households are renters and 22 percent are owners. Sixteen percent of total households (855 households) are categorized as low income; 62 percent are renters and 38 percent are owners. Sixty-four percent of total households (3,382) are categorized as moderate and above moderate.

Typically lower income households, especially those categorized as extremely low and very low income, experience a higher percentage of housing problems (including cost burden) than do higher income households. Very low income renters, as well as extremely low income renters and owners, experience a high percentage of housing problems.

Table A-7

Households with Housing Problems by Income Level

Household Income	Renter Households	Owner Households	Total Households
Extremely Low ≤ 30% of MFI	459	108	567
% with Housing Problems	72.8%	73.1%	72.8%
% Cost Burden > 30% Income	70.6%	73.1%	71.1%
Very Low >30% to ≤ 50% of MFI	343	127	470
% with Housing Problems	79.6%	48.8%	71.3%
% Cost Burden > 30% Income	78.4%	48.8%	70.4%
Low >50% to ≤ 80% of MFI	527	328	855
% with Housing Problems	51.8%	48.5%	50.5%
% Cost Burden > 30% Income	48.0%	48.5%	48.2%
Moderate and Above >80% of MFI	804	2,578	3,382
% with Housing Problems	15.4%	18.5%	17.8%
% Cost Burden > 30% Income	3.1%	17.8%	14.3%
Total Households	2,133	3,141	5,274

Source: CHAS Data

Analysis of future housing needs of lower income households is provided in the Future Housing Needs Section. Additional analysis of existing housing needs of lower income households is also addressed in the Age and Condition of Housing Stock, Lower Income Households Overpaying and Affordability Trends Sections of the Housing Element.

Poverty

The poverty level of income is a federally defined measure of the minimum income needed for subsistence living. The poverty level is an important indicator of severe financial distress, and the rate of poverty in a community (proportion of the population with poverty level incomes or less) provides important information about individuals and families in greatest financial need.

According to the 2000 Census, approximately 4 percent of all families, 14 percent of female headed households and 7 percent of individuals were below the poverty level.

EMPLOYMENT TRENDS

This section looks at employment trends based on the Placer County and the Sacramento Region. According to the 2000 Census, the City of Auburn had 6,067 persons age 16 years and older in the labor force and approximately 67 percent of City of Auburn workers work outside the City.

According to the 2008 Placer County Economic and Demographic Profile, Placer County employment increased over the ten year period (1996 to 2006) by about 59,000 jobs to almost 141,000 total jobs in 2006. Of the total labor force population, approximately 36 percent were employed as management, professional, while another 28 percent were employed in technical, sales, and administrative support occupations. Other common occupations were service occupations (17 percent) and precision production, craft and repair occupations (8 percent).

Table A-8

Major Private Employers in Placer County

Company	Product/Service	Employees
Hewlett-Packard Co.	Computer Hardware	3600
Sutter-Health	Healthcare	2605
Kaiser Permanente	Healthcare	2418
Thunder Valley Casino	Casinos	2000
PRIDE Industries	Manufacturing & Logistics Services	1429
Union Pacific Railroad	Transportation	1324
Raley's	Retail Groceries	1195
NEC Electronics	Electronic Components	880
Pacific Gas and Electric	Utilities	703
Wells Fargo & Co.	Financial Services	632
Target Corporation	Retail Merchandise	587
Resort at Squaw Creek	Recreation Services	560*
Sure West Communications	Telecommunication Services	552
United Natural Foods, Inc.	Wholesale Groceries	538

Company	Product/Service	Employees
Agilent Technologies, Inc.	Electronics, Communications, Life Sciences	350*
Sierra Pacific Industries	Sawmills	320
Future Automotive Group	Auto Dealerships	270
Coherent Auburn Group	Electronic Components & Accessories	256*
Squaw Valley Ski Corp	Recreation Services	220

Source: Placer County Economic Profile, 2008

*Includes seasonal and temporary employees

Wages

The 2008, Placer County Economic and Demographic Profile provides the following wage information. Wage data follows the larger labor market; therefore, the major occupational category wages are for the entire Sacramento Region. More than one-half of these occupations have mean annual wages that are categorized as low income based on 2008 income limits of \$56,800 for a family of four.

Table A-9

Sacramento Region Wages for Major Occupational Categories (2007)

Occupational Category	Mean Hourly	Mean Annual Wage
Management	\$46.54	\$96,795
Legal	\$41.66	\$86,656
Architecture and Engineering	\$35.68	\$74,225
Healthcare Practitioners and Technical	\$35.60	\$74,059
Computer and Mathematical	\$33.72	\$70,150
Life, Physical and Social Science	\$30.23	\$62,890
Business and Financial Operations	\$29.04	\$60,420
Education, Training and Library	\$24.23	\$50,416
Community and Social Services	\$22.95	\$47,727
Construction and Extraction	\$22.24	\$46,258
Protective Services	\$21.56	\$44,854
Arts, Design, Entertainment, Sports and Media	\$21.92	\$45,591
Installation, Maintenance and Repair	\$20.22	\$42,054
Sales and Related	\$17.78	\$37,007
Office and Administrative Support	\$16.69	\$34,718
Production	\$15.85	\$32,974
Transportation and Material Moving	\$14.58	\$30,323

Occupational Category	Mean Hourly	Mean Annual Wage
Healthcare Support	\$14.14	\$29,396
Building Grounds, Cleaning and Maintenance	\$12.06	\$25,087
Farming, Fishing and Forestry	\$10.67	\$22,207
Personal Care and Services	\$12.05	\$25,052
Food Preparation and Servicing	\$9.38	\$19,506

Source: Placer County Economic and Demographic Profile, 2008

SPECIAL NEEDS

To ensure provision of adequate housing for all people, this section evaluates the special housing needs of seniors, persons with disabilities, female heads of households, large families, farmworkers, and the homeless within the City of Auburn.

Seniors

According to the 2000 U.S. Census there are 2,261 seniors, persons age 65 or older. Seniors age 65 and older account for 18 percent of the City's population. Approximately 65 percent of seniors are home owners and 35 percent are renters. Although seniors in general are lower income, the 2000 Census reports only 139 seniors (6 percent) are at or below the poverty level.

Many seniors, even home owners, face financial challenges due to limited incomes. Senior households, especially those on limited incomes, need affordable housing. CHAS Data reveals that renter households experience higher percentages of housing problems, including cost burden, than owner households. However, within the Extremely Low Income category, owner households are experiencing a higher percentage of housing problems and cost burden than renter households (Table A-10-A).

Table A-10-A

Senior Households with Housing Problems by Income Level

Household Income	Renter Households	Owner Households	Total Households
Extremely Low ≤ 30% of MFI	260	54	314
% with Housing Problems	63.5%	72.2%	
% Cost Burden > 30% Income	59.6%	72.2%	
Very Low >30% to ≤ 50% of MFI	130	93	223
% with Housing Problems	69.2%	30.1%	
% Cost Burden > 30% Income	69.2%	30.1%	

Household Income	Renter Households	Owner Households	Total Households
Low >50% to <= 80% of MFI	87	145	232
% with Housing Problems	66.7%	20.7%	
% Cost Burden > 30% Income	66.7%	20.7%	
Moderate and Above >80% of MFI	75	678	753
% with Housing Problems	0%	12.2%	
% Cost Burden > 30% Income	0%	12.2%	

Source: CHAS Data

Seniors also face housing challenges related to physical disabilities. The 2000 U. S. Census reports 49 percent of the senior population in Auburn have a disability. Many of the disabilities are age related, including declining mobility and self care issues that interfere with their ability to remain independent.

Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care.
- Assisted living facilities – senior maintains a level of independence, residing in an apartment and receives varied levels of support and assistance such as light housekeeping, meals, transportation and/or medication, etc.
- Residential care facilities – typically a smaller licensed facility, often 6 or less residents, which provides services similar to those provided by assisted living facilities.
- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care.

Although there are a variety of housing options for seniors, and all housing options are available in the City of Auburn, facilities providing supportive services and a higher level of care are expensive. Most affordable, senior housing is independent living and does not provide supportive services. Lower income seniors cannot afford to take advantage of the many of the housing options and consequently, remain in independent living situations struggling with self care issues.

Table A-10-B projects the senior population for the 2008-2013 Housing Element.

Table A-10-B

Projected Senior Population

Year	Projected Renter Households	Projected Owner Households
2008	833	1,546
2009	839	1,559
2010	846	1,571
2011	853	1,584
2012	860	1,596
2013	867	1,609

Source: Projections are based upon 2000 Census Data and Department of Finance estimated growth rate.

Seniors First/Senior Link located in Placer County provides a link to variety of senior programs, referral services, housing options and serves as an advocate for seniors within the community. The Area 4 Agency on Aging serves a 7 county area including the City of Auburn. The Area 4 Agency on Aging 2005-2009 Area Plan identifies and prioritizes the needs of seniors. Three of the top five most pressing senior needs are associated with housing:

- Home Repair/Maintenance/Modification;
- Affordable Housing; and
- In-Home Assistance

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, mental, and self-care limitations that may result in the need for special housing accommodations or financial assistance. The 2000 U.S. Census identifies approximately 21 percent (2,486 persons) of the City of Auburn's population 5 years and older as having some type of disability and approximately one-half, (48 percent) are seniors age 65 and older, who have developed disabilities due to aging. It is difficult to determine how many of these cases may directly pose special needs in housing.

Service providers who advocate on behalf of the disabled identify a serious lack of affordable housing targeted to lower income households as the most pressing problem for the disabled population.

Placer Independent Resource Services (PIRS) is the primary resource for disabled persons in Placer County, including the City of Auburn. PIRS advocates for the rights of people with disabilities, educates the community about disability issues, and provides services to persons with disabilities to live independent, productive lives. As noted in the Public Participation section of the Housing Element, PIRS underscored the need for programs that provide assistance with accessibility improvements and create more accessible and safer home living environments for the disabled and senior populations. PIRS also encouraged the City to increase accessibility throughout the City by installation of curb cuts and installation and repair of sidewalks.

Persons with mental health disabilities range from those that can live and work within the community to those with severe mental illness that require special housing accommodations, constant medical attention and supportive services. Placer County Adult System of Care (ASOC) provides a variety of services to the mentally ill. ASOC identifies housing as a constant struggle for the severely mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

Residential care facilities and Single Room Occupancy (SRO) units provide additional housing options for the disabled. These housing types can house persons with similar disabilities, assist with case management efforts, and provide an environment where residents support one another. Since SRO units are not currently addressed by the City, a Program has been added to include SRO units in the Zoning Ordinance during 2009/2010. Additional discussion regarding Housing for disabled persons, including zoning, is provided in the Constraints Section of the Housing Element.

The following Table A-11 projects the disabled population for the five year planning period of the Housing Element. As the baby-boomers age and life expectancies increase, the percentage of persons over the age of 65 with disabilities will also increase, along with the demand for accessible housing and services that meet the needs of this population.

Table A-11**Projected Disabled Population**

Year	Projected Households
2008	2,644
2009	2,665
2010	2,687
2011	2,708
2012	2,730
2013	2,752

Source: Projections are based upon 2000 Census Data and Department of Finance estimated growth rate.

As a result of the 1988 Federal Fair Housing Law, newly constructed multi-family units are to be built to accommodate the disabled population of the community. Some apartments and condominiums are now required to be equipped with special features such as ramps, oversized halls, entryways and bathrooms to increase accessibility for disabled persons. The American Disabilities Act requires physically disabled access in all public buildings, including residential complexes. The City's Building Department reviews building plans for compliance with these and similar statutes.

In summary, disabled persons generally do not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, disabled persons need housing in close proximity to public services and public infrastructure and facilities that are accessible with special design features that alleviate the disability. Through implementation of the policies and programs outlined in this element, the City will seek to provide affordable housing and accessibility improvements to this special needs group. The City will promote the use of Universal Design elements in new construction and rehabilitation of housing units by including information and referral services at the City's Customer Service Counter and on the City's website.

Families with Female Heads of Households

Female-headed households are considered a special needs group because of the higher incidence of poverty in these type households as compared with all families. Most female-headed households are either single-women over the age of 65, or single-women (mothers or other female relatives) with minor children.

Of the 5,302 households in the City in 2000, 531 were female-headed households, or 10 percent of the total households in Auburn. Of these households 339, or 6 percent, were female-headed households with minor children. Seventy (14 percent) of these female-headed households were classified as living below the poverty level. Comparatively, only 4 percent of all families in Auburn had household incomes below the poverty level.

It may be assumed that lower income, female-headed households are overpaying for housing (i.e. more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care than on home maintenance, which results in living units falling into disrepair. Female headed households have a greater need for affordable housing, located in areas near child care, schools, parks, transportation, shopping and other services.

Table A-12 projects the female headed households for the five year planning period of the Housing Element.

Table A-12

Projected Female Head of Households Population

Year	Projected Households
2008	566
2009	570
2010	575
2011	579
2012	584
2013	588

Source: Projections are based upon 2000 Census Data and Department of Finance estimated growth rate.

Large Families

Large families are defined by HUD as family households with five or more persons. The 2000 U.S. Census reports that 6 percent of the total households (340 households) in the City of Auburn are large families; approximately 63 percent of the large families (214 households) live in owner occupied housing units and 37 percent (126 households) live in rental units.

CHAS Data also provides information regarding large households. Approximately 23 percent (72) of large households are lower income households (Table A-13-A). Although lower income households account for only 23 percent of all large households, they have the highest incidence of housing problems according to CHAS Data. One-hundred percent (100%) of large, extremely low and very low income households report housing problems, which most likely indicates affordability and overcrowding, is a significant problem among the large families in the lowest income categories.

Table A-13-A

Household Size by Income

Income	1-4 Person Households		5+ Person Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low <=30% of MFI	557	11	10	3	567	11
Very Low >30% to <=50% of MFI	458	9	12	4	470	9
Low >50% to <=80% of MFI	805	16	50	16	855	16
Moderate and Above >80% of MFI	3,138	63	244	77	3,382	64
Total	4,958		316		5,274	

Source: CHAS DATA

Table A-13-B below projects large family households for the planning period covered by the Housing Element.

Table A-13-B

Projected Large Families Population

Year	Projected Renter Households	Projected Owner Households	Total Projected Large Households
2008	135	229	364
2009	136	231	367
2010	137	233	370
2011	138	235	373
2012	139	237	376
2013	140	239	379

Source: Projections are based upon 2000 Census Data and Department of Finance estimated growth rate.

There are approximately 2,875 units (53 percent) in the City with 3 or more bedrooms, an amount that exceeds the current and projected large family housing need (Table A-13-C). However, only 14 percent of the rental housing stock has 3 or more bedrooms and 3 percent of the rental housing stock as 4 or more bedrooms. Large family, renter households may have difficulty finding housing with a sufficient number of bedrooms because of the limited number of rental units with three or more bedrooms (Table A-13-D). Extremely low and very low income households cannot afford market rate, adequate sized housing. Lower income, large families need financial assistance to secure affordable housing in the City of Auburn that meets their space needs. There is one multifamily, assisted housing project (Palm Terrace) in the City with 3 bedroom units. The waiting list at Palm Terrace for 3 bedroom units is typically 6 months to 1 year. As a result, large families tend to have higher rates of overcrowding and overpaying for housing (housing costs that exceed 30 percent of a household's income) as demonstrated by the CHAS Data.

Table A-13-C

Household Units by Bedroom Size

Bedrooms	Number of Units
Total	5,440
0 BR	167
1 BR	864
2 BR	1,534
3BR	1,846
4 BR	879
5 BR	150

Source: 2000 Census Data

Table A-13-D**Housing Stock by Bedroom Size and Tenure**

Bedrooms	Renter Households		Owner Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	147	7	20	1	167	3
1 BR	743	35	75	2	818	16
2 BR	943	44	563	18	1506	28
3 BR	239	11	1,564	49	1803	34
4 BR	45	2	815	26	860	16
5 BR	21	1	129	4	150	3
Total	2,138		3,166		5304	

Source: 2000 Census Data

Farmworkers

Farmworkers tend to have low incomes due to the lower-paying nature of their work. Farmworkers who are permanent residents, particularly those who are part of large family households, face many of the same difficulties in obtaining suitable affordable housing as other low-income families. Therefore, finding sound, affordable housing of sufficient size to accommodate their families is a high priority need among farmworkers. Farmworkers who migrate on a seasonal basis face the issue of finding suitable, short term housing.

The Auburn area does not contain any farmlands. The 2000 Census indicates that less than 1 percent (39 employed persons 16 years and older) of workers in the City of Auburn were engaged in the occupations of farming, forestry, and fishing. Because there are no manual labor crops harvested in the east Placer County and Auburn areas that utilize migrant workers, the City has no plans for providing migrant farmworker housing. It is anticipated that any farmworkers who are permanent residents will obtain housing through affordable housing programs targeted to all lower income families.

Homeless

Homelessness is a complex issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade for a number of reasons, including: the decrease in federal housing funds, the high cost of available housing, the increasing number of mentally ill individuals living on their own, persons with substance abuse problems, women and children fleeing family violence, and the lack of family support networks in today's fast paced society.

Many individuals and families move in and out of homelessness over the course of a year. A lack of affordable housing can make it difficult for families to move from shelters and transitional housing into permanent housing and puts many low income families with housing at risk of becoming homeless. It is difficult to estimate the number of individuals and persons in families with children who are at risk of becoming homeless; however the Corporation for Supportive Housing estimates that 5 to 10 percent of low income households in a community may experience homelessness at some point during a 12 month period. It can be assumed that those most at risk of becoming homeless are lower income households

paying more than 50 percent of their income for housing costs. These households are not likely to have reserve funds in case of an illness, job loss or other factors and are at risk of becoming homeless.

The City of Auburn does not provide homeless services, but has joined with Placer County, other Placer County cities, service agencies and faith based organizations to support and work as part of a cooperative effort through the Placer Collaborative Network (PCN) and the Placer Consortium on Homelessness (PCOH) (a subgroup of the Collaborative) to address homeless needs and provide comprehensive services on a regional basis.

PCOH conducts point in time counts annually to identify the number of sheltered and unsheltered homeless in Placer County and utilizes the information in the preparation of the Placer County Continuum of Care. The count is only a snapshot reflecting those persons identified as homeless on the day of the point in time count. Both shelter providers and PCOH members emphasized the fact that the homeless are nomadic and it is difficult to identify them with a specific city. However, utilizing the county-wide point in time count, the City of Auburn's homeless population is estimated to be 20 percent (119 homeless persons) of the total estimated homeless Placer County population of 587 persons.

Table A-13-E

Sheltered and Unsheltered Persons in Auburn

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1.) Households with Dependent Children	0	15	0	15
1a) Total persons in these Households	0	42	0	42
2.) Households without Dependent Children	9	39	27	75
2a) Total persons in these Households	9	39	29	77
Total Persons	9	81	29	119

Of the 587 homeless in Placer County; 258 are adult males, 131 adult females, and 136 children. The homeless subpopulations in Placer County identified as part of the 2007 point in time count include:

- Chronically Homeless: 48
- Severely Mentally Ill: 131
- Chronic Substance Abuse: 167
- Veterans: 14
- Persons with HIV/AIDS: 5
- Domestic Violence Victims: 66

It should be noted that because of the regional, cooperative effort between Placer County jurisdictions and service providers, the City of Auburn homeless are able to avail themselves of shelters and housing services on a countywide basis. Conversely, homeless located in other cities within the County can avail themselves of services located within the City of Auburn.

Placer County homeless resources strive to meet the multiple needs of the homeless and provide integrated coordinated services such as motel vouchers, assistance with utilities, security deposits and past due rent, emergency shelters, transitional housing, and supportive services. For a complete listing of Homeless Resources available in Placer County see Table A-14.

The 2007 Placer Consortium on Homelessness Continuum of Care identifies existing Placer County shelter services as: 3 individual beds; 18 family beds in year round emergency shelters; 50 beds in seasonal emergency shelters; 137 individual beds and 194 family beds in transitional housing facilities; and 67 individual beds and 37 family beds in permanent supportive housing. Within the City of Auburn there are 20 emergency shelter beds, 117 transitional housing beds, and 20 permanent supportive housing beds/units.

The number of shelter beds and transitional housing beds are approximate numbers. The primary Emergency Shelter Program within the County, the Gathering Inn, is a nomadic emergency shelter program that utilizes numerous churches throughout the County, therefore, the location of the shelter beds moves on a continuing basis. The transitional shelter and permanent supportive housing programs are flexible and can accommodate families.

There continues to be a need to expand the capacity of homeless services and facilities. Table A-13-F estimates the City's unmet homeless housing needs based upon the point in time count, the unmet need identified in the Placer County Continuum of Care, and consultation with shelter providers and PCOH members.

Table A-13-F

Unmet Shelter Needs for Auburn's Homeless

	Family Units	Family Beds	Individual Beds	Total Beds
Emergency Shelter Beds	1	2	8	10
Transitional Housing Beds	1	5	6	11
Permanent Supportive Housing	8	32	30	62

Table A-14

Homeless Resources

(1)	(2)					(3)			(4)									
	Prevention					Outreach			Supportive Services									
Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach*	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Ackerman Elementary School District (SD)				X		X			X	X	X	X	X		X		X	X
Acres of Hope				X					X	X		X					X	X
Adventure Christian Church			X								X							
Advocates for Mentally Ill Housing, Inc. (AMIH)				X						X						X		
Alta Dutch Flat SD				X		X			X	X	X	X	X		X		X	X
Auburn Family Resource Center				X		X			X	X		X			X	X		
Auburn Parole and Community Partnership Parolee Meetings				X				X		X						X		
Auburn Union SD				X		X			X	X	X	X	X		X		X	X
Boys and Girls Club of Auburn				X						X					X		X	
Chana Teen Parenting Center				X					X	X	X	X			X	X	X	X
Child Abuse Prevention Council of Placer County				X		X			X	X		X			X	X		
City of Roseville	X	X	X	X				X								X	X	X
Colfax Community Resource Center				X		X			X	X		X			X	X		
Colfax Elementary SD				X		X			X	X	X	X	X		X		X	X
Crisis Resolution Center, Koinonia Foster Family Agency				X					X	X	X				X			
Day Reporting Center, Placer County Probation Department				X														

(1)	(2) Prevention					(3) Outreach			(4) Supportive Services									
Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach*	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Dry Creek Joint SD				X		X			X	X	X	X	X		X		X	X
Eureka Union SD				X		X			X	X	X	X	X		X		X	X
Foothills Habitat for Humanity				X														
Foresthill Union SD				X		X			X	X	X	X	X		X		X	X
Golden Sierra Job Training Agency		X	X	X					X						X	X		X
Golden Sierra Life Skills		X							X	X	X			X	X			
Hope, Help, and Healing Inc.		X		X	X				X	X	X				X	X		X
Housing Alliance of Placer (HAP)		X	X	X		X			X	X								
Kings Beach Family Resource Center		X	X	X	X			X	X	X			X		X	X	X	X
Legal Services of Northern California				X	X													
Lighthouse Counseling and Family Resource Center				X					X	X		X						
Loomis Union SD				X		X			X	X	X	X	X		X		X	X
Mentors Assisting Peers (MAP)				X						X								
NAMI – Placer County		X	X	X				X							X			X
Newcastle Elementary SD				X		X			X	X	X	X	X		X		X	X
New Leaf			X	X					X	X	X			X	X		X	X
Ophir Elementary SD				X		X			X	X	X	X	X		X		X	X
PEACE for Families				X	X				X	X	X	X			X	X	X	X
Penryn Elementary SD				X		X			X	X	X	X	X		X		X	X
Placer Adult Literacy Services (PALS)				X						X					X			
Placer Adult School										X					X			
(1)	(2) Prevention					(3) Outreach			(4) Supportive Services									

Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach*	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Placer Caring Connection, Auburn Presbyterian Church				X		X												
Placer County Department of Health and Human Services																		
Adult System of Care		X		X		X		X	X	X	X	X	X	X	X	X		X
Children's System of Care	X	X	X	X					X	X	X	X	X		X		X	X
Community Clinics				X									X	X	X			
Community Health				X		X			X				X	X				
Human Services		X	X	X		X			X	X			X			X	X	X
Placer County Office of Education				X		X			X	X	X	X	X		X	X	X	X
PCOE Child Development Services				X											X		X	
Placer County Redevelopment Agency	X																	
Placer County Veterans' Services				X														
Placer Hills Union SD				X		X			X	X	X	X	X		X		X	X
Placer Housing Alliance				X														
Placer Independent Resource Services (PIRS)				X					X	X								
Placer Union High SD				X		X			X	X	X	X	X		X	X	X	X
PRIDE Industries, Inc.				X						X						X		X
Project GO			X															
Project M.A.N.A.				X		X				X								
Re-Entry Program		X				X			X	X						X		
Rocklin Unified SD				X		X			X	X	X	X	X		X	X	X	X
(1)	(2) Prevention				(3) Outreach				(4) Supportive Services									

Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach*	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Roseville City SD				X		X			X	X	X	X	X		X		X	X
Roseville Family Resource Center				X		X			X	X		X			X	X		
Roseville Home Start, Inc.	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X
Roseville Joint Union High SD				X		X			X	X	X	X	X		X	X	X	X
Roseville Police Department				X				X		X								X
Tahoe Women's Services		X	X	X	X			X	X	X		X			X	X		X
The Gathering Inn				X	X	X		X	X	X	X	X				X		X
The Lazarus Project									X	X	X	X				X		X
The Salvation Army Auburn	X	X	X	X				X	X	X				X				X
The Salvation Army Roseville	X	X	X	X		X			X	X								
The Way Ministries						X	X		X									
St. Vincent de Paul		X	X	X		X			X	X	X		X					
Salt Mine	X	X		X		X					X				X	X		X
Seniors First/Seniors Link				X				X										
Sierra Council on Alcohol and Drug Dependence (SCOADD)				X					X	X	X	X	X	X		X	X	X
Sierra Family Services				X					X	X	X	X		X	X		X	X
Sierra Family Services Tahoe				X					X	X	X	X		X	X			
Sierra Foothills AIDS Foundation	X	X	X	X					X	X	X	X		X	X			X
Superior Court – Family Law Facilitators Office					X													
Superior Court – High Conflict (STEP) Program				X	X				X	X	X				X			

(1)	(2) Prevention	(3) Outreach	(4) Supportive Services
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Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach*	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Tahoe-Truckee Unified SD				X		X			X	X	X	X	X		X	X	X	X
US Department of Veterans Affairs, Auburn Clinic				X							X	X	X		X			X
Western Placer Unified SD				X		X			X	X	X	X	X		X	X	X	X
What Would Jesus Do?				X		X	X		X	X			X					X
Whole Person Learning		X	X	X					X	X					X	X		X

There are several agencies that checked Street Outreach. The two that provide intensive outreach and engagement services to the homeless are in boldface and underlined.

Source: Placer Consortium on Homelessness 2007 Continuum of Care Exhibit 1.

Supportive and Transitional Housing

Transitional housing means housing with supportive services that is exclusively designated and targeted for homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving homeless persons to permanent housing as quickly as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals: 1) achieve residential stability; 2) increase their skill levels and/or incomes; and 3) obtain greater self-determination (i.e., more influence over decisions that affect their lives). The City will regulate supportive housing as a residential use, provided supportive services are ancillary to the primary use.

The City's current zoning provision has not acted as a constraint to the provision of transitional or supportive housing. However, in order to clarify future zoning provisions for facilitation of supportive and transitional housing, the City has included Program N in the 2008 Housing Element to update its zoning ordinance to include transitional and supportive housing types as permitted uses within residential zoning districts.

Identifying Zoning for Emergency Shelters

Currently, City staff identifies the M-2 Industrial District Zone for emergency homeless shelters by right and without discretionary action pending a decision by the City Council. According to data obtained from the HCD website "California Infill Parcel Locator" there are currently three parcels zoned M-2 Industrial (.74 acre, 1.06 acre, and 1.2 acres) which may be suitable for an emergency homeless shelter because the sites are vacant or underutilized. Any of the three parcels identified by the "California Infill Parcel Locator" include sufficient capacity to accommodate the 119 homeless individuals in the City

The Industrial Zone uses in the City pursuant to the Zoning Ordinance consist of the following types of uses: light manufacturing, research and development, warehousing, business parks and offices, supporting retail, financial and restaurants, sales outlets and similar types of uses.

Parcels zoned for industrial use are centrally located and convenient to major transportation, schools, the downtown area, and other services.

Program N of the City's 2008 Housing Element update will implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters subject to the same development standards as other permitted uses in the zone. Once the City Council officially identifies the zone for siting of emergency shelters, the City will be able to demonstrate that the development standards in the zone will apply to emergency shelters as they apply to other uses in that zone.

According to SB 2, the City can also specify written objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

Zoning Ordinance Revisions

As part of the Government Constraints analysis of the Housing Element Update, the following revisions to the Zoning Code were identified as appropriate, pending a decision by the City Council, to better facilitate the provision of a variety of housing types:

- Add transitional housing and supportive housing within the code's definition section, and list these housing types as permitted uses within residential zone districts.
- Identification of emergency shelters as a permitted use in the M-2 Industrial District Zone.

HOUSING CHARACTERISTICS

The number of households in the City of Auburn from 5,302 in 2000 to 5,731 in 2006 according to the Department of Finance estimates, an 8 percent increase. The number of households has increased at a slightly faster rate than the City's population since 2000, due to a decrease in the household size. The 2000 Census identifies an average household size of 2.31 compared to an average household size of 2.235 in 2006.

Housing Composition

The number of housing units increased from 5,457 in 2000 to 5,898 in 2006, an 8 percent increase based on Department of Finance estimates. The City of Auburn has not experienced the same population growth and housing unit construction as experienced in the larger cities in Placer County during the first part of the decade. The Sacramento Area Council of Governments 2035 Metropolitan Transportation Plan projects the number of housing units will total 7,868 by the year 2035.

The 2000 Census reports the majority of housing units in the City of Auburn are single-family, detached structures, 67 percent of all housing units. Four percent were single-family attached housing units, 17 percent were multi-family dwellings in structures of five or more units, 12 percent were multi-family units in structures of two to four units, and there were no mobile homes.

Table A-15

Housing Units by Type

Structure Type	Housing Units	Percent
Single Family – Detached	3,635	67%
Single Family - Attached	210	4%
2-4 Unit Structure	653	12%
5 or more Unit Structure	942	17%
Mobile Homes	0	0%
Boat, RV, Van, etc.	0	0%

Source: 2000 U. S. Census

Housing Supply and Tenure

According to the 2000 Census, of the 5,457 year-round dwelling units reported, 5,302 units (97 percent) were occupied and 155 units (2 percent) were vacant. Homeowners in Auburn represented 60 percent of the occupied housing units, while renters represented 40 percent.

Table A-16 shows the number of occupied and vacant homeownership vacancy rate was less than 1 percent and the rental vacancy rate was 2 percent based on the 2000 Census information.

Table A-16**Housing Supply and Tenure**

	Owner Occupied	Rental	Total	City Percent
Occupied housing units	3,101	2,201	5,302	97%
Vacant housing units	30	47	155	2%
For seasonal, recreational, or occasional use			28	<1%
Other Vacant			31	
Total housing units			5,440	100%

Source: 2000 Census.

Homeownership

In 1990 and 2000, homeownership among Auburn households was below that of households countywide. The homeownership rate for the City in 1990 was 54 percent, while countywide homeowners represented 71 percent of all households. By comparison, the 2000 Census reported homeownership rates increases in the City, although still below the countywide rate (73 percent). In 2000, homeowners in Auburn represented 60 percent of the occupied housing units, while renters represented 40 percent.

Table A-17 breaks down homeownership rates among the different ethnic groups as identified by the U.S. Census in 2000. Ownership rates reveal that there were more owners than renters among the different ethnic groups, except for Blacks, Native Americans, Hispanics, and the race category “other” (U.S. Census terms), who comprise approximately 8 percent of the Auburn population. As a percent of the total population, persons of Hispanic origin comprise 6 percent of the population and have an ownership rate of 42 percent. This ownership rate for persons of Hispanic origin is 19 percent below that of the ownership rate for the population as a whole (58 percent). Rental rates among the different ethnic groups are comparable to the rental rates overall for the entire population, with the exception again of Blacks, Native Americans, Hispanics, and the race category “other.”

Table A-17**Homeownership Rates (2000)**

Race	Percent of Total Population	Owners	Renters	Ownership Rate	Rental Rate
Non-Hispanic White	90%	2,871	1,918	60%	40%
Black	<1%	7	15	32%	68%
Native American	1%	19	30	39%	61%
Asian/Pacific Islander	1%	42	31	58%	42%

Race	Percent of Total Population	Owners	Renters	Ownership Rate	Rental Rate
Other	<1%	22	38	37%	63%
Two or More Races	2%	47	42	53%	47%
Hispanic Origin	6%	93	127	42%	58%
Total	5,302	3,101	2,201	58%	42%

Source: 2000 Census.

An analysis of homeownership rates by age reveals that persons age 55 to 64 have the highest ownership rates in the City (Table A-18). The majority of the age groups in Table A-18 have homeownership rates equal to or above the ownership rate for Auburn's population as a whole (60 percent), exceptions being the very young. Persons age 15 to 24 have a 100 percent rental rate. Persons age 25 to 34 also have a low ownership rate (28 percent). This is to be expected as persons of these ages are living with their parents or just becoming established and generally do not have the means necessary to purchase their own home. On the other end of the spectrum, persons age 75 and older also have homeownership rates just slightly lower than Auburn's population as a whole. This is evidence that persons of this age in Auburn still live in their own homes and not in elderly care facilities.

Table A-18

Homeownership Rates by Age (2000)

Age	Owners	Renters	Ownership Rate	Rental Rate
15 to 24	0	273	0%	100%
25 to 34	175	453	28%	72%
35 to 44	617	339	65%	35%
45 to 54	861	415	67%	33%
55 to 64	530	140	79%	21%
65 to 74	505	144	78%	22%
75 and over	478	372	56%	44%
Total	3,166	2,136	60%	40%

Source: 2000 Census.

Tenure

Analysis of tenure by race and Hispanic origin for 2000 reveals that the majority of homeowners and renters in Auburn are Non-Hispanic White, with minority homeowners making up approximately 7 percent of the owner occupied units and 12 percent of renter occupied units (Table A-19). This disparity of White homeowners and renters is largely a function of population distribution, as Whites comprise the largest percent of the population. By examining the owner-occupied units in Auburn, it is revealed that persons of Hispanic origin comprise 6 percent of the

population and represent 3 percent of the owner-occupied units and 6 percent of the renter-occupied units.

Table A-19

Tenure by Race and Hispanic Origin¹ (2000)

Race	Auburn	Percent	Placer County	Percent
Owner Occupied Units				
Non-Hispanic White	2,939	93%	59,389	87%
Black	0	--	469	<1%
Native American	0	--	377	<1%
Asian/Pacific Islander	50	1%	1,697	2%
Others	32	1%	1,203	2%
Two or More Races	60	2%	1,515	2%
Hispanic Origin	85	3%	3,718	5%
Total	3,166	100%	68,368	100%
Renter Occupied Units				
Race	Auburn	Percent	Placer County	Percent
Non-Hispanic White	1,869	88%	19,133	76%
Black	9	<1%	211	<1%
Native American	15	<1%	259	1%
Asian/Pacific Islander	29	1%	708	3%
Others	36	2%	1,181	5%
Two or More Races	49	2%	770	3%
Hispanic Origin	129	6%	2,752	11%
Total	2,136	100%	25,014	100%

Source: 2000 Census

¹Persons of Hispanic Origin can be of any race.

Age and Condition of Housing Stock

The age and condition of the housing stock provides additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with a predominance of homes more than 30 years old are more likely than newer neighborhoods to have a concentration of housing with deferred maintenance and in need updating of utilities or interior amenities, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes, which suggest a need for repair or replacement of those components in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost effective to completely reconstruct the home or demolish the home and construct a new dwelling.

Just over half of Auburn's housing stock—56 percent—is less than 30 years old (Table A-20). Only 18 percent of the City's housing was constructed since the 1990s. Based on the age of the housing stock alone, the City estimates over 25 percent of the housing units in Auburn need deferred maintenance or rehabilitation. The City conducted a housing condition survey in 2003. The 2003 survey identified 35 percent of structures with 1 to 4 units were in need of rehabilitation and 24 percent of structures with 5 or more units were in need of rehabilitation. The amount rehabilitation ranged from minor rehabilitation to substantial rehabilitation.

Table A-20

Age of Housing Units

	Auburn Number of Units	Auburn Percentage	County Number of Units	County Percentage
1969 or earlier	2,410	44%	26,840	25%
1970 to 1979	928	17%	21,955	20%
1980 to 1989	1,100	21%	23,236	22%
1990 to 1998	946	17%	28,451	27%
1999 to March 2000	56	1%	6,820	6%
Total	5,440	100%	107,302	100%

Source: 2000 Census.

According to the CHAS (Comprehensive Housing Affordability Strategy) Data, approximately 73 percent of all extremely low income households (73 percent of renter households and 73 percent of owner households), 71 percent of all very low income households (80 percent of renter households and 49 percent of owner households) and 50 of all low income households (52 percent of renter households and 59 percent of owner households) are experiencing some type of housing problem. In comparison, only 18 percent of households (15 percent of renters households and 19 percent of owner households) with moderate or above moderate incomes experience problems. Although specific housing problems are not identified, it can be assumed the problems include needed maintenance, rehabilitation and/or accessibility improvements. Renter households experience a higher incidence of housing problems than do owner households within the lower income categories.

The City is currently in the process of undertaking a Housing Condition Survey and anticipates completion by the Fall 2008.

Overcrowding

Overcrowding is defined as more than one person per room in a housing unit. The U.S. Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches and rooms used for offices in the definition of “room”. Generally overcrowding reflects the household’s inability to secure a larger unit at an affordable cost. Overcrowding accounts for less than 3 percent of the total households in the City of Auburn.

According to the 2000 U.S. Census the City of Auburn has 151 households living in an overcrowded situation (more than 1 person per room); approximately 82 percent of overcrowded households (124 households) live in rental housing versus 18 percent of overcrowded households (27 households) live in owner occupied units.

Table A-21 summarizes the incidence of overcrowding in the City based upon 2000 Census information.

Table A-21

Persons per Room in All Occupied Housing Units

	Owner Households		Renter Households		Total Households	
Persons	Households	Percent	Households	Percent	Households	Percent
0.50 or less	2,542	80	1,482	69	4,028	76%
0.51 to 1.00	597	19	528	25	1,125	21%
1.01 to 1.50	18	.05	77	3	95	2%
1.51 to 2.00	0	0	36	1.05	36	1%
2.01 or more	9	.05	11	.05	20	0%
Overcrowded Households by Tenure	27	18	124	82	151	100%

Source: 2000 Census Data.

Overcrowding does not appear to be a significant problem in the City of Auburn. However, it can be assumed that those households living in an overcrowded situation are most likely lower income, given extremely low and very low income households cannot afford to rent market rate, adequate sized units that meet their space needs.

Housing Costs

Rental Apartments

Table A-22 shows the apartment rental price ranges in Auburn and surrounding cities for January 2008. Searches for the City of Auburn found rental apartments in the one-, two-, and three-bedroom categories. The Palm Terrace Apartment complex is the only complex in the City that has four-bedroom apartments, all of which are government subsidized. The median rental price

in the City of Auburn for a one-bedroom apartment is \$855, while a two-bedroom was \$885, and the three-bedrooms had a median rental price of \$1200. Roseville and Rocklin median apartment rents are comparable to or higher than those in Auburn, higher rents most likely to be attributed to newer more modern amenities available in Roseville and Rocklin.

The primary reason that rents in Auburn are affordable to very low- and low-income persons is that 296 apartment rental units are assisted through some type of government subsidy.

Table A-22

Market Rental Rates for Apartments in Auburn and Surrounding Cities (January 2008)

City	1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms	
	Price Range	Median Price	Price Range	Median Price	Price Range	Median Price	Price Range	Median Price
Auburn	\$625-\$935	\$855	\$740 – \$1035	\$885	\$925-1,395	\$1,200	--	--
Rocklin	\$566 – \$980	\$815	\$684 – \$1,250	\$945	\$737-\$1,557	\$1,175	--	--
Roseville	\$675– \$1,150	\$885	\$792 – \$1,300	\$1,050	\$911– 1,850	\$1,330	--	--

Source: Auburn: 2008 Auburn Apartment Survey and The Auburn Journal, Rocklin and Roseville: ForRent.com

Note: (--) denotes no units advertised of particular bedroom size.

According to The Department of Housing and Urban Development 2007 Federal Register, the Placer County area fair market rents are listed between \$715 and \$1, 641

Mobile Home Parks

Mobile home parks are permitted in any residential district with the issuance of a use permit (Chapter 159.405 *et seq* of the Auburn Municipal Code). According to the City, there are no mobile home parks within city limits. There are, however, eight mobile home parks located outside the city limits but within the 95603 Auburn area zip code.

Home Prices

Table A-23 lists prices of single-family resale homes that were sold between June and November of 2007. The highest percentages of homes sold in Auburn were three-bedroom homes (48.3 percent), followed by four-bedroom homes (32.65 percent) and two-bedroom homes (19.05 percent) According to Placer County Association of Realtors, the median selling price for a single-family home in the Auburn city limits during this time period was \$405,444.

Table A-23**Resale Home Prices in Auburn (June 2007-November 2007)**

	Bedrooms	Units Sold	Median	Average	Percent of Total
	1	0			<0%
	2	28		\$347,836	19.05%
	3	71		\$468,033	48.30%
	4	48		\$623,591	32.65%
Total	--	147	\$405,444	\$415,000	100%

Source: Placer County Board of Realtors Home Sales Reports June 2007 through November 2007.

As of January 2008, there are no new subdivisions for single family production homes in Auburn. All new single family homes for sale in the City of Auburn are custom built homes. In 2007, ten homes were constructed and sold in the Outlook subdivision by a builder from out of the area. The homes ranged from approximately 3500-3900 square feet as sold from \$787,500 - \$947,000. These homes are offered as a sampling of new single family projects in the city and are not intended to be a representation of all existing and proposed new developments in Auburn. By comparison, January 2008 new condominium homes (800+ square feet) in Lincoln, Rocklin, and Roseville started as low as \$200,000; whereas new single family detached homes started in the low \$300,000s.

New production single family home sales just outside the City of Auburn, in the Lariat Ranch subdivision, are priced as follows:

Table A-24**New Home Sale Prices Lariat Ranch**

Name of Development	# of Lots	Price Range	Square Feet	Bedrooms/Bathrooms
Lariat Ranch Morrison Homes	89	\$469,000 - \$615,990	1,910-3,207	3 to 5 bedroom, 2 to 3 baths
Lariat Ranch Carson Homes	54	\$524,000 - \$599,950	2,345-3,048	3 to 4 bedrooms 2 to 3 baths

Source: Morrison and Carson Homes, January 2008. Projects are approved and under construction.

Surrounding Area Home Prices

Table A-25 is a list of median resale home prices for detached, single family homes in Auburn and the surrounding area which were sold between November 2006 and 2007 (the data was not reported by size and number of bedrooms). The median home price in Auburn was \$360,000. By comparison, Roseville and Loomis had lower median resale home prices than Auburn. Foresthill was the only surrounding city to show an increase in the median resale home price of 1.38% over the one year period, with Loomis having the greatest decrease of -30.76%.

Table A-25**Median Sales Prices for Homes in Auburn and Surrounding Areas (November 2007)**

Jurisdiction	Number of Homes Sold	Median Sale Price (November 2007)	Median Sale Price (November 2006)	% Change from Nov 2006 to 2007
Foresthill	5	\$405,500	\$400,000	1.38%
Lincoln	56	\$374,950	\$417,500	-10.19%
Rocklin	31	\$387,000	\$407,500	-5.03%
Auburn	15	\$360,000	\$455,500	-20.97%
Loomis	10	\$363,500	\$525,000	-30.76%
Roseville	91	\$340,000	\$445,000	-23.60%

Source: Placer County Association of Realtors Home Sales Report November 2007.

Planned or Approved Subdivisions

Table A-26 provides the number of lots, acreages, location, and status of residential subdivisions in the planning stages or approved by the City of Auburn.

Table A-26**Auburn Residential Subdivision Status Listing¹**

Subdivision	Lots/Units	Acres	Location	Status
In Planning				
Auburn Bluffs	29	9.6	East of Auburn Folsom Road at Indian Hill Road	Submitted 3/07; in public hearing process
Baltimore Ravine Specific Plan	±1,203	±264	East of Interstate 80; west of Auburn Folsom Road; north of UPRR	In the planning and environmental review process
Collins Annexation	82	27.8	Outside Auburn City limits - Southwest corner Mt Vernon Road and Collins Drive	Submitted 2/4/05; resubmittal in review
Noble Hills	6	2.95	West of Auburn Folsom at Sunrise Ridge Circle	Submitted 1/27/06 – incomplete; awaiting resubmittal
Vista Cielo II (Annexation)	65	65.7	Outside Auburn City limits – west of terminus of Lakeridge Drive	Submitted 9/11/07 – incomplete; in review
Approved				
Auburn Bluffs Lot E (SUB 785)	20	15.5	East of Auburn Folsom Rd, South of Sunrise Ridge Cr	9 lots available
Canyon Creek (SUB 03-2)	24	11	406 Maidu Drive	Map approved; not recorded
Canyon Rim Estates (SUB 02-3)	23	120	Southern Terminus of Eagles Nest	20 lots available

Subdivision	Lots/Units	Acres	Location	Status
Canyon Ridge Lane (SUB 06-2)	6	7.2	143 Borland Ave	Improvement plans in review
Diamond Ridge (SUB 760)	47	26.7	South of Indian Hill Rd, West of Santa Barbara Subdivision	1 lot available
Granite Bay Vista (SUB 758)	80	80	West of Auburn Folsom Rd, Immediately North of City Limits	30 lots available
Knollwood Lot Split (LS 04-1)	3	2.6	471 Knollwood Drive	3 lots available
Montecielo (SUB 751)	63	24	Riverview Dr, North of Maidu Dr	8 lots available
The Outlook @ Indian Hill (SUB 02-2)	70	70	East of Auburn Folsom, Immediately North of City Limits	45 lots available
Southridge VI (SUB 781)	48	17.7	South End of Southridge Dr	3 lots available
Summer Ridge (SUB 05-3)	14	3.9	1101 Oakridge Way	Improvements under construction; map not recorded
Sunny Creek (SUB 06-1)	13	±4	1161 Oakridge Way	Improvements under construction; map not recorded
Vienna Woods (SUB 04-4)	24	±6	585 Dairy Road	Tentative map approved; not recorded
View Crest Estates (SUB 02-4)	7	5	South of Indian Hill, East of Diamond Ridge Subdivision	5 lots available
Woodland Estates (SUB 782)	34	16	West End of High St and Clark St	14 lots available
Multi-Family				
Blackmun Duplexes	4	0.3	188 East Placer Street	Planning Commission approval March 18, 2008.
Gooch (Northfork) Apartments	9	0.78	195 Lincoln Way	Construction completed January, 2008
Palm Point Condos	6	0.42	335 Placer Street	Under construction.
Wall Street Garden Condos	30	2.03	580 Wall Street	Improvement plans in plan check

Source: City of Auburn, January 2008.

Lower Income Households Overpaying

As stated previously, there are five income categories typically used for comparative purposes based on the median countywide income: extremely low income (0 to 30 percent of median income); very low-income (31 to 50 percent of median income), low-income (51 to 80 percent of median income), moderate-income (81 to 120 percent of median income) and above moderate-income (greater than 120 percent of median income).

A standard measure of housing affordability is that average housing expenses should not exceed 30 percent of a household's income. Those who pay 30 percent or more of their income on housing may experience difficulty in affording other basic necessities. However, individual circumstances that can affect the ability to afford housing vary, such as other long-term debt payments, the number of household

members, and other large ongoing expenses (such as medical bills). Since it is impossible to consider each household's individual circumstances, the 30 percent rule provides a general measure of housing affordability for the average household.

The CHAS (Comprehensive Housing Affordability Strategy) data illustrates that overpayment remains a critical need for lower income households in the City. CHAS data documents that approximately 71 percent of extremely low, 78 percent of very low and 48 percent of low-income households are overpaying for rental housing. The same data illustrates that approximately 73 percent of extremely low, 49 percent of very low and 48 percent of low-income households are overpaying for owner housing. Furthermore, 3 percent of moderate households were overpaying for rental housing, and 18 percent were overpaying mortgage costs. A total of 1,630 households (or approximately 31 percent of all lower and moderate-income category households) in Auburn were paying housing costs that exceeded 30 percent of their incomes in 2000.

Table A-27

Number of Households Paying More than 30% of Income for Housing Costs

	Extremely Low	Very Low	Low	Moderate	Total
Renters	459	343	527	804	2,133
Overpaying (>30% of Income)	324/71%	269/78%	253/48%	25/3%	---
Owners	108	127	328	3578	3,141
Overpaying (>30% of Income)	79/73%	62/49%	159/48%	459/18%	---

Renter housing costs include rent paid plus utilities. Owner housing costs include mortgage payment, taxes, insurance, & utilities.
Source: <http://socds.huduser.org/chas/reports>.

Affordability Trends

Housing affordability refers to the relationship between total household income and total household expenditure for housing, including mortgage, taxes, insurance, and utilities. This relationship is typically expressed as the percentage of total household income allocated to housing expenditures. The actual percentage will vary of course from household to household reflecting individual choices regarding the allocation of income.

Notwithstanding the fact that individual households may choose to spend more or less for their housing needs, it is necessary to have some guidelines as to what a household should expect to spend on housing in relation to other expenditures. This is particularly necessary for households in lower income categories where the expenditure for housing is likely to directly affect the amount of money available for other basic needs.

For many years, the standard guideline for determining whether a housing unit was "affordable" to a prospective renter or purchaser was that the total housing cost should not exceed 25 percent of the household's gross income. In 1990, this guideline was raised to 30 percent (Health and Safety Code Section 50052.5 and 50053). This standard is applied to most federal and state housing programs; however, the use of higher ratios of income to monthly payments, as much as 40 percent, has become standard in the industry.

Based on a citywide rental apartment survey preformed by Stuart and Graham, there are no market rate apartment units in the City that are affordable to extremely low income households. Extremely low-income households are dependent on the approximate 296 (28%) apartment units set aside and subsidized

by various local, State and Federal Subsidy programs including HUD Project Based Housing Choice Vouchers (formerly known as Section 8). All of the government subsidized apartment units in the City have waiting lists; with the average wait of 6 months to 1 year.

Very low-income households are eligible to rent the estimated 296 subsidized units in the City. However, very low-income households must compete with the extremely low-income households for the available subsidized housing units. Unlike extremely low-income households, some very low-income households are able to afford some of the market rate units in the City.

Low-income households have more housing options, as there are subsidized and market rate apartments in the City with units available to low-income households. Local market rate rents were primarily within the range of affordability of households in the upper end of the low-income range (70-80 percent of median income) and moderate-income households.

Table A-28 provides an estimate of the number of affordable rental units at each income level. The percentage of apartments affordable within the extremely low, very low-, low- and moderate-income groups is cumulative and includes the percentage from the previous income group.

Table A-28

Estimated Affordability of Market Rate Rental Housing in Relation to Income 2000

Income Group	Maximum Affordable Rents	Percent of Auburn Rentals
Extremely Low (30% of median)	\$378-524*	0
Very Low (50% of the median)	\$630-873*	68
Low (80% of median)	\$1,008-1,398*	97
Moderate (120% of median)	\$1,512 – 2,097*	100

* Based on 2007 HUD Income Limits for Placer County and 1.5 persons per bedroom, for a 1 to 3 bedroom unit.

Source: Real Facts and 2008 Apartment Survey.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income.

Based on sales prices of homes sold in Auburn in 2007, those extremely low and very low-income households earning 50% or less of the median income were unable to afford to purchase a home in Auburn. Table A-29 shows there were 32 homes affordable to persons within the low-income group or 9.79 percent of all homes sold in 2007, while 13 homes or 3.98 percent were affordable to persons in the moderate-income group. Homebuyer assistance programs that provide down payment assistance and/or below market-rate interest rates may allow homebuyers to qualify for houses up to four times their incomes.

Table A-29

Sold Units Affordable to Lower-Income Households (2007)

Income Group	Affordability Level	Homes Sold in 2007	Percent of All Homes Sold
Extremely Low and Very Low-Income	<\$100,000	0	0%

Low-Income	\$100,000 - \$252,299	32	9.79%
Moderate-Income	\$302,572	13	3.98%

Source: Placer County Association of Realtors.

The affordability level is based on the Placer County median income of \$67,200 per HUD 3/20/2007.

ASSISTED HOUSING PROJECTS

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market rate housing within ten years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

Assisted Rental Housing Eligible for Conversion

Table A-30 lists the six assisted rental projects in the City of Auburn, their funding sources, subsidy expiration date, and level of risk of conversion to market rate. The cost of conserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conservation of assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction. However, federal, state and local resources must be available to assist with the preservation of the units.

Using the appraisal cost approach methodology and current rents, the estimated average subsidy required to preserve an affordable unit in Auburn would be \$115,235. At this average subsidy, it would cost the City approximately \$5.7 million to assist in preserving a 50-unit complex.

Table A-30

Assisted Rental Units

Project Name	Address	Type	Total Units	Assisted Units	Type of Assistance	Expiration Date	Risk Level
Auburn Palms	701 Auburn Ravine Rd.	Elderly	50-units	50-units	Section 8	New Owner committed to Continue Section 8 until 2014	High – Profit Motivated Owner
Auburn Villa	628 Mikkelsen Dr.	Elderly	50-units	49-units	FHA 221(D)(4) Section 8	Currently being renewed on an annual basis	High – Profit Motivated Owner
Auburn Ravine Terrace	750 Auburn Ravine Rd.	Elderly	129-units	50-units	FHA 231 Section 8	Currently being renewed on an annual basis	Low to Medium – Non Profit Owner

Brookside Senior Apts.	738 Mikkelsen Dr.	Elderly Disabled	48-units	48-units	Rural Development	N/A	Low
Palm Terrace	1040 Redhawk Lane	Family	80-units	80-units	Tax Credit Program/ HOME	2040	Low
Valley Oaks	600 Auburn Ravine Rd.	Elderly	60-units	59-units	HUD Section 202	8/2014	Low Non-Profit Owner

Source: Affordable Housing: A Strategy for the Future, City of Auburn, 2000; Personal Contract: Property Management/Owners, March 2008. NOTE: No new affordable projects have been constructed since 2000.

There are several non-profit organizations active in the Placer County region that has the managerial capacity to own and manage, and have expressed an interest in being notified of the availability of assisted rental housing. Table A-31 lists these organizations.

Table A-31

Non-Profit Organizations Interested in Acquiring At-Risk Housing

ACLC Inc.	42 North Sutter St., Suite 206	Stockton
Affordable Housing Foundation	P.O. Box 26516	San Francisco
Christian Church Homes of Northern CA, Inc.	303 Hegenberger Road, Suite 201	Oakland
Eskaton Properties, Inc.	5105 Manzanita Ave.	Carmichael
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Project Go, Inc.	801 Vernon Street	Roseville

Source: HCD, March, 2008.

FUTURE HOUSING NEEDS

State law (California Government Code Section 65584) requires that each city and county plan to accommodate a fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), SACOG is the entity authorized to determine the future housing needs for the region. SACOG adopted a regional housing allocation plan in September 2001, called the "Regional Housing Needs Plan" (RHNP). This plan covers a seven and one-half year period from January 1, 2006 through June 30, 2013.

Existing need is evaluated based on overpayment and overcrowding by lower-income households. The housing allocation also includes an "avoidance of impaction" adjustment to reduce the further concentration of low-income households in jurisdictions that have more than the regional average.

SACOG's methodology is based on regional population and housing forecasts developed for its transportation model. The numbers of housing units assigned in the plan to each jurisdiction are goals

that are intended to address the minimum new housing construction need from anticipated population growth in the region.

The housing units allocated in the plan to each city and county are considered minimum needs. Most, if not all, jurisdictions have existing unmet housing needs that should be considered during the preparation of a housing element, and which may result in housing construction objectives that exceed the regional allocation. The City must however use the numbers allocated under the RHNP to identify measures (policies and ordinances) that are consistent with these new construction goals. While the City must also show how it will provide adequate sites for construction of the required units, it is not obligated to build any of the units itself or finance their construction.

According to the RHNP, the City of Auburn has a total housing construction need of 307 units, which equates to an annual need of approximately 44 units. Table A-32 shows the City of Auburn's 2006-2013 planning period allocation, as determined by SACOG.

Table A-32
Regional Housing Needs Plan (2006–2013)

Dwelling Units	Percent of Total	Income Level
43	14.0%	Extremely Low-Income
78	11.4%	Very Low-Income
52	16.9%	Low-Income
51	16.6%	Moderate-Income
126	41.1%	Above Moderate-Income
307	100%	Total

Source: SACOG 2006-2013 Regional Housing Needs Plan.

The City must provide an estimate of the number of projected extremely low income housing needs. Based on CHAS Data, 55 percent of the City's very low income households qualify as extremely low income. Therefore, the City is estimating that approximately 55 percent of its very low income regional housing need is projected to be an extremely low income housing need. In other words, of the 78 very low income housing needed, the City is projecting 43 units for extremely low income households. Most, if not all, extremely low income households will require rental housing. The extremely low income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited income. Also, many of the extremely low income households will fall within a special needs category (disabled, seniors, large families or female headed households) and require supportive housing services.

Through implementation of the policies and programs outlined in the Housing Element and through continued participation and support of the Placer Collaborative Network and Placer Consortium on Homelessness, the City will seek to provide a variety of housing types, including housing affordable to extremely low income households.

Additional discussion regarding housing needs of lower income households is provided in the Income Characteristics Section of the Element. Discussion regarding housing types and zoning is provided in the Constraints Section of the Element.

FUTURE DEVELOPMENT POTENTIAL

Areas with Potential for Residential Development

The City of Auburn is currently in the process of adopting a Specific Plan for the Baltimore Ravine (BRSP) area with formal action anticipated to occur in late 2008 or early 2009. At this time, an Environmental Impact Report (EIR) is being prepared for the proposed Specific Plan. The City does expect the land in the BRSP to be available for development during the Element's 5-year planning cycle to meet all of its Regional Housing Needs Allocation. The Baltimore Ravine Specific Plan Area is discussed further in this section of the Housing Element.

The City of Auburn estimates that there are an additional 383 acres of undeveloped residentially zoned infill land available within the City that has the potential to accommodate 1,086-1,372 new units in various residential Zoning Ordinance designations (Table A-34). Appendix C contains a vacant land maps and Appendix E contains a complete listing of all the vacant parcels in the City.

Historically, developers in the City of Auburn have built at densities below what the City's Zoning Ordinance allows. Calculation of the potential number of new dwelling units within each residential district was based on the average densities of projects constructed over the past 4 years. For purposes of calculating potential future single family dwelling units on vacant land, the City assumes projects will, on average, be built out at 65 percent of the maximum permitted density allowed by the Zoning Ordinance.

By evaluating the most recent affordable higher-density residential developments, the City has determined that such projects developed with densities ranging between 10.4 and 30 units per acre, with an average density of approximately 17.5 units per acre. The smallest parcel developed with affordable high density residential was the Cherry Avenue project where 4 units were constructed on a .33 acre site.

The most recent examples of multi-family affordable housing projects constructed and/or approved within the R-2 and R-3 zoning districts include the following:

- | | | |
|----------------------------------|--------------------------|-----------------|
| • Valley Oaks (1993/94) | 60 senior assisted units | 30 units/acre |
| • Palm Terrace Apartments (2003) | 80 assisted units | 10.4 units/acre |
| • Cherry Avenue (1994/95) | 4 assisted units | 12 units/acre |

Baltimore Ravine Specific Plan Area

The Baltimore Ravine Specific Plan designates land uses within the plan area, and provides the regulatory framework (e.g. design guidelines) for development within the Specific Plan area. An Environmental Impact Report (EIR) is being prepared for the proposed Specific Plan. No formal action is anticipated to occur until mid 2009. According to the Baltimore Ravine LLC., the developers of the BRSP, they expect to have all necessary infrastructures in place for housing construction to begin in 2011. The project will utilize a combination of City Development Standards and those sought by the developer; however the developer has not submitted their proposed development standards to the City to determine where the developer's standards differ from those of the City.

The project site is located in an area of the City designated by the General Plan as Urban Reserve. The City has received an application to develop approximately 264-acres of the 392-acre Urban Reserve area. The remaining 128 acres would be re-designated for future development.

The BRSP proposes a mix of residential and non-residential land uses to form a new residential community in the southwest area of Auburn. Most of the BRSP area is proposed for residential

uses, providing opportunities for development of 1,203 new homes with a density range of between 1 to 20 dwelling units per acre (du/ac). In addition, the BRSP provides for development of a mixed-use core in a central Village Center that would support up to 90,000 square feet (sf) of mixed use space with commercial, office, business professional and residential uses. The development concept for the Village Center is to provide opportunities for the creation of local-serving goods and services to support the residential community.

Off-site Improvements

Several off-site improvements would be needed to serve development of the BRSP area such as the extension or construction of roadways, utility infrastructure, and/or other public facilities.

Residential Uses

Almost 200 acres of the BRSP area are designated for residential uses, which have a total allocation of 1,203 dwelling units. Three residential land use designations are provided on the Land Use Plan: low, medium, and high density residential (LDR, MDR, HDR, respectively). The LDR uses are assumed to develop at an average density of 1 - 3 du/ac. For the MDR areas, the project is assumed to develop at an average density of 8 to 9 du/ac. HDR areas are assumed to develop at a maximum of 20 du/ac, with density bonus' adding additional units on affordable projects. Additionally, residential uses would be allowed on the Village Retail Mixed Use designation so long as the total number of residential units does not exceed 1,203 dwelling units.

LDR areas are envisioned to accommodate single-family detached homes on conventional lots, which may be relatively large in some areas of the community due to existing site topography. Medium density areas are also envisioned to accommodate single-family detached homes, but on smaller lots.

In addition, all HDR areas support attached housing units within the prescribed density range to encourage and facilitate development of housing for lower-income households. A variety of housing types could ultimately be supported which could include standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, zero-lot lines, z-shaped lots, duet/halfplex homes, townhomes, condominiums, or multifamily housing. The City is supportive of mass grading for the HDR areas, a practice that has not typically been allowed in the past, which may provide for an increase in the densities actually developed, higher than those historically seen in the City.

Total sufficient public facilities, water, and sewer capacity are available to accommodate Auburn's share of the regional housing need in the BRSP area.

Village Retail Mixed Use

Several parcels are provided in the central hub of the BRSP area for creation of a Village Center along the primary roadway accessing the community. These sites, which total approximately 6 acres, would have a Mixed Use land use designation to allow for a mixture of up to 90,000 sf of commercial, office, and/or high density residential uses (assuming a floor area ratio up to 3.0 as outlined in the City's General Plan), which could be mixed in either a horizontal or vertical manner. The types of uses envisioned for the Village Center would include local-serving retail and office establishments such as a grocer, restaurants, food services, general merchandise stores, and small office operations.

City Council Resolution 04-97, dated July 12, 2004, adopted the SACOG Compact for Production of Affordable Housing by resolution. The City will be requiring, and the proposed developer is agreeable to, utilizing the SACOG Blueprint standards for the provision of affordable units.

From the BRSP Project Description that's being developed for the project EIR, Table A-33 provides land use information including acreage, land use, and number of units.

City of Auburn Vacant Infill Land

The following is a description of the available infill vacant land in the City and the number of units that could potentially be accommodated in low-, medium-, and high-density districts.

- Auburn has approximately 14 acres of land, consisting of 30 small infill sites, zoned for high-densities (9-15 units per acre) that could accommodate between 125 and 209 new dwelling units. This high-density zoned land is located in the City's Zoning Ordinance designation R-3. High density residential is allowed as of right in the Central Business District (C-2) and Regional Commercial District (C-3). There are approximately 13 acres in the C-2 District that could accommodate an additional 114 to 191 multi-family units and 18 acres in the C-3 District that could accommodate an additional 156-259 multi-family units. High density residential is allowed in the Neighborhood Commercial (C-1) districts with a use permit. There are 2 acres in this zone that could accommodate an additional 16-27 units.
- Auburn has approximately 27 acres of land, consisting of 7 small infill parcels, zoned for medium-densities (0-10 units per acre) that could accommodate between 108-119 new dwelling units. This medium-density zoned land is located in the City's Zoning Ordinance designation R-2 (allows between 6-10 units per acre), R1-5, R1-7, and R1-8.5.
- Auburn has approximately 309 acres of land zoned for low-densities (0-4 units per acre) that could accommodate up to 567 new dwelling units. These low-density zoned lands are located in the City's Zoning Ordinance designations AR, R1-10, R1-15, and R1-20.

Available Public Facilities and Services, Infrastructure

The City charges appropriate development impact fees to ensure those water lines, sewer lines, roads and other necessary infrastructure to serve new residential development can be extended in a timely manner. All public facilities, including water and sewer capacity, are available to accommodate Auburn's share of the regional housing need in both the BRSP area and for infill projects.

There are no major transportation or road improvements that constrain infill development. Where off-site problems may occur, the City will require a traffic study, intersection analysis or other appropriate studies to be completed prior to the issuance of building permits. Individual traffic or access problems can only be determined at the time of site plan review.

Table A-33**Baltimore Ravine Residential Land Use Summary**

Parcel Identifier	Applied Zoning	Density Range	Acres	Units Anticipated by BRSP	Potential Dwelling Units at 65% Capacity
Low Density Residential					
1	R-1	1-4 du/ac	15	35	23
3-A	R-1	1-4 du/ac	26	66	43
3-B	R-1	1-4 du/ac	5	15	10
4-A	R-1	1-4 du/ac	5	3	2
4-B	R-1	1-4 du/ac	2	6	4
7	R-1	1-4 du/ac	38	85	55
9	R-1	1-4 du/ac	7	18	12
10-A	R-1	1-4 du/ac	13	36	23
11	R-1	1-4 du/ac	15	11	7
				275	179 Units
Medium Density Residential					
Parcel Identifier	Applied Zoning	Density Range	Acres	Units Anticipated by BRSP	Potential Dwelling Units at 65% Capacity
2	R-3	1-10 du/a	22	190	123
				190	123 Units
High Density Residential					
					Potential Dwelling Units at 17.5 du/a
5	R-3	5-20 du/ac	11	220	193
6-A	R-3	5-20 du/ac	20	300	350
6-B	R-3	5-20 du/ac	5	75	88
8	R-3	5-20 du/ac	7	140	123
				735	1203

Source: PBS&J, 2008, based on information provided by the project applicant.

Table A-34**City of Auburn Vacant Infill Land Summary**

City of Auburn Zoning Ordinance Designation	Maximum Permitted Density by Zoning Ordinance	Number of Sites	Total Acres	Potential New Units1
AR	1 unit per acre	103	137	110
R1-20	1 unit per 20,000 square feet	15	17	27
R1-15	1 unit per 15,000 square feet	38	32	59
R1-10	1 unit per 10,000 square feet	117	123	371
R1-8.5	1 unit per 8,500 square feet	5	8	28
R1-7	1 unit per 7,000 square feet	19	15	61
R1-5	1 unit per 5,000 square feet	2	1	3
R-2	6-10 units per acre	3	3	16-27
R-3	9-15 units per acre	30	14	125-209
C-1	Allows R-3 with use permit 9-15 units per acre	4	2	16-27
C-2	Allows R-3 as of right 9-15 units per acre	24	13	114-191
C-3	Allows R-3 as of right 9-15 units per acre2	21	18	156-259
Total		381	383	1,086-1,372*
Estimated Total Potential New Residential Units				

Source: City of Auburn, April 2008.

¹The potential number of new units is based on a combination of historical densities of projects developed in Auburn over the last 5 years and an assumption that future projects will be built out at 65 percent of the maximum permitted density in the low density residential zone.

²Currently the City's land use density is 5-15 units per acre in the C-3 district.

*Table A-34 above does not include parcels in the proposed Baltimore Ravine Specific Plan Area.

CONSTRAINTS

The Government Code, as it relates to the Housing Element, requires an analysis of both governmental and non-governmental constraints to the development of affordable housing. Auburn has identified various constraints to housing production in an effort to address as many barriers as possible. Removal of these constraints must be balanced with other health, safety, and welfare concerns.

Non-Governmental Constraints

Land Costs

Vacant residential single family zoned parcels in Auburn are high as are similar properties in South Placer County. According to Placer County Multiple Listing Service (MLS), vacant single family parcels in Auburn (under one acre) which sold between November 2006 and November 2007 averaged \$594,282 per acre. By comparison, the same sized vacant single family parcels sold in Rocklin for an average price of \$854,654 per acre. The same type parcels zoned single-family in Loomis sold for an average price of \$654,265 per acre and in Penryn sold for an average price of \$571,429 per acre. Newcastle had no sales of single family parcels under one acre that sold during this time period.

Table A-35

Single-Family Vacant Parcels (under 1 acre) – Sold November 2006-2007

Location	Price Range	Average Price per Acre
Auburn	\$120,000-\$425,000	\$594,282
Rocklin	\$150,000-\$470,000	\$854,654
Loomis	\$160,000-399,000	\$654,265
Penryn	\$160,000	\$571,429
Newcastle	N/A	N/A

Source: Placer County Association of Realtors

Construction and Labor Costs

Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration.

An internet source of construction cost data (www.building-cost.net), provided by Craftsman Book Company, estimates the per square foot cost of a single-story home in the Auburn area, including construction materials and labor, ranges from \$110 to \$133 per square foot, depending on the size of the home. Excluding land costs, the Craftsman Book Company calculator estimates that a small three-bedroom tract house of 1,800 square feet would have a minimum cost of approximately \$239,335 (including direct job costs, permits and utilities, plans and specs, and contractor markup). Based on the information above and including land costs, the minimum cost to produce a 1,800 square foot tract home in Auburn would cost approximately \$490,000.

The cost of raw land is \$10,000 to \$769,000 a unit. The cost variation is impacted by lot sizes, primary infrastructure needed for the area, and improvements to collector streets including landscaping, sound walls, and additional lanes. Based on these assumptions, the cost of a single-family tract home in Auburn, ranging from 1,300 to 3,000 square feet, would vary from \$250,000 to \$1,000,000 with total permitting costs between 8 to 12 percent of the total value of the home.

Given the cost range listed above for a market rate single-family home in Auburn, none of the very low-, low- income or moderate-income households in the City could afford to own a home in the City without some assistance from a subsidy or first-time homebuyer program.

The Cost and Availability of Financing

According to the City, there are no local constraints to the availability or cost of financing for home purchases or rehabilitation. Even in the City's older neighborhoods, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders).

Financing for housing development is generally outside the influence of local government. Lending institutions operating in Placer County maintain branches in Auburn, but as with all other mortgage finance organizations, the interest rates they offer follow market conditions. In times of high interest rates, financing problems have been viewed as a major factor in housing constraints. The lack of financing at reasonable rates eliminates major segments of the population from securing housing.

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus minimizing the swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. Table A-36 shows interest rates for 15- and 30-year fixed loans in the Auburn area. Interest rates change on a daily basis. On April 4, 2008 the interest rate for a PERS 15-year fixed loan based on an average loan amount of \$300,000 was 4.875, while the interest rate for a 30-year fixed was 5.5.

Table A-36**Interest Rates for 15- and 30- Year Fixed Loans¹**

15-Year Fixed Loan		30-Year Fixed Loan	
<i>Interest Rate</i>	<i>Points</i>	<i>Interest Rate</i>	<i>Points</i>
4.875	.25	5.5	1.375

Source: The Golden 1 Credit Union website

Environmental Constraints

Most of the vacant parcels that are scattered throughout the City are surrounded by existing development and could be classified as infill. In addition, due to the topography of the City, vacant land could possibly have constraints that might include limited access, wetlands, native trees, and geologic constraints.

The City has historically been able to deal with these constraints and still provide affordable housing. For example, Palm Terrace includes 80 units of affordable housing built on 16.7 acres of which 9 of these acres is dedicated to open space due to the topography of the site, preservation of wetland habitat, and the protection of native oak trees.

The City included the effect of environmental constraints on the Baltimore Ravine Specific Plan Area as it ascertained the residential development capacity to accommodate the City's Regional Housing Needs Allocation. The draft specific plan has been designed to retain natural open space areas such as Baltimore Ravine, which has steep topography and dense woodlands, and has located the higher density developments (i.e. the MDR and HDR parcels) on the flatter and more open portions of the site. Mass grading is feasible for these MDR and HDR parcels, thereby helping to reduce development costs.

GOVERNMENTAL CONSTRAINTS

Governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, while building codes may set specific building standards that add material costs or limit building space on a site, thus increasing the cost of housing per unit.

Land Use Controls

The General Plan and Zoning Ordinance regulate land use in Auburn. All residential land use classifications pose a constraint to residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in adopting such regulations. The City's zoning standards for single family and multifamily development are no more restrictive than those of surrounding jurisdictions and have been determined by the City to establish minimum constraints in order to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. The cumulative effect of the City's implementation of these standards has not

resulted in a serious constraint in providing housing to the various income levels, especially with the City's demonstrated flexibility to allowing density bonuses and relaxed parking standards for affordable projects such as Palm Terrace.

Table A-38 provides a summary of Auburn's residential zoning regulations, including building setback, height, and parking requirements for single-family and multi-family residential districts. The following is a description of the residential districts in the City and the allowable densities.

1. Single-family Residential District (R-1). Designates areas for single-family homes. Density ranges from zero to four units per acre.
2. Two-Family Residential (Duplex) District (R-2). Designates areas for more intense residential uses. Appropriate land uses include higher density single-family homes such as duplexes. Density ranges from zero to 10 units per acre.
3. Medium Density Multiple-Family Residential District (R-3). Designates areas for intense multi-family residential land uses. Density ranges from five to 15 units per acre.

Planned Unit Development

The Planned Unit Development (PUD) (Auburn Zoning Ordinance, § 159.080 *et seq*) is intended to encourage innovations in residential development and renewal so that the growing demands for housing may be met by greater variety in the type, design, and layout of dwellings and by the conservation and more efficient use of open space. PUD's can be applied to the following types of residential uses:

- single-family dwellings,
- two-family dwellings,
- multiple (3 or more) family dwellings,

The combination of uses should be compatible with the intent of the General Plan of the City and result in a balanced and stable environment.

Planned Unit Developments are approved under a use permit by the Planning Commission, with any appeals brought to the City Council for review. A PUD is not intended for properties that are less than one acre in size, unless the applicant can prove a hardship exists on a the property that supports approval of a PUD. Such hardships include topographic constraints, preservation of natural features, or the construction or rehabilitation of existing housing for very low-, low-, and moderate-income persons. Standards for PUD's are identified below in Table A-37; they are used only as a guide and are not meant to be mandatory.

Table A-37

Planned Unit Development Standards

Land Use Intensity (Dwelling Units/Acre)	Off-Street Parking (Spaces/Dwelling)	Percent Set-Aside for Open Space	Maximum Building Coverage
3	2	70%	16%
4	2	65%	18%
5	2	60%	20%
6	2	55%	22%
7	2	50%	24%
8	2	45%	26%

Land Use Intensity (Dwelling Units/Acre)	Off-Street Parking (Spaces/Dwelling)	Percent Set-Aside for Open Space	Maximum Building Coverage
9	2	40%	28%
10 and over	2	35%	30%

Source: City of Auburn Planning

The City of Auburn encourages and facilitates the use of PUD's through the following incentives:

- density bonus,
- modified site plan standards (e.g. reduced setbacks),
- variation in parking requirements, and
- use of clustering to increase density and reduce development costs.

Planned Development combining districts encourage residential development at the upper end of the allowed density range within the applicable districts by allowing developers to vary from the stricter application of the development standards of the base zoning districts. This flexibility provides for, and can promote cluster housing, zero lot lines, townhomes, and similar housing types that can be more difficult to develop with typical setbacks and lot coverage.

Permitted Uses in Residential Zoning Districts

The Auburn Municipal Code designates permitted, non-permitted, and conditional uses for all developable use types in the City in relation to the City's zoning categories (Table A-38).

- Single-family dwellings are permitted in all residential districts. Due to the fact that single-family residential units are allowed in the R-2 and R-3 districts the City is planning to amend the zoning ordinance to require a minimum density of 6 units per acre in the R-2 district and 9 units per acre in the R-3 district to preserve the limited supply of multi-family zoned land for multi-family uses.
- Duplexes and are permitted in the R-2 and R-3 districts, multi-family dwellings are permitted in R-3.
- Second residential units are permitted by right in all districts where single-family dwellings are a permitted use (R-1, R-2, R-3 districts).
- Residential care providers up to 6 persons are permitted in all residential districts. The City does not impose additional requirements for the use, nor do they require a business license.
- Currently dwelling groups (i.e. residential care facilities of 7 or more persons) and boardinghouses are not permitted in the R-1, R-2, and R-3 district. The review process for group homes of 7 or more currently requires approval of a Use Permit. Use Permits are reviewed and acted on by the Planning Commission. Typical processing time for a Use Permit is 12-16 weeks, though if there are no significant issues associated with the home, the time frame could be reduced to 8-12 weeks. No extra processing time is required and no extra processing fee (other than standard Use Permit fees) is required. In addition the City provides, without an application fee, an application for reduction or waiver of fees that is approved through the City Council. In the future, SB 2 will regulate these uses and permit requirements.
- Mobile Home parks are allowed through a conditional use permit in the R-1, R-2, and R-3 Districts.

- Transitional housing (housing for drug/social rehab or parole-related care facilities of 6 or less) is permitted by conditional use in the R-1, R-2, and R-3 district.
- The City's Municipal Code does not currently specify where emergency shelters and transitional housing are permitted. However, when the City implements the measures of SB 2, the Municipal Code will address emergency and transitional shelters.

Table A-38

City of Auburn Residential Zoning Requirements with Allowable Residential Development in Residential Zoning Districts

	R-1 Single-family Residential	R-2 Two-Family (Duplex) Residential	R-3 Medium Density Multiple-Family Residential
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000
Maximum Density (sq. ft./unit)	5,000	3,500	2,750
Maximum Density (dwelling unit/acre)	0 – 4	0 – 10	5 – 15
Minimum Front Yard Setback	20 ft.	20 ft.	20 ft.
Minimum Side Yard Setback: 1 Story Side	5 ft.	5 ft.	5 ft.
Minimum Side Yard Setback: 2 Story Side	7.5 ft.	7.5 ft.	7.5 ft.
Minimum Side Yard Setback: Street Side	12.5 ft.	12.5 ft.	10 ft.
Minimum Rear Yard Setback	25 ft.	10 ft. ¹	10 ft. ¹
Minimum Lot Width	50 ft.	50 ft.	50 ft.
Height Limit (Dwellings)	30 ft.	30 ft.	30 ft.
Maximum Lot Coverage	35 %	40 %	40 %
Parking Requirements	2 per unit	2 per unit	2 per unit

1Except when abutting any R-1 zoned property a 6 ft. high wall or fence shall be built along the rear property line and a 5 ft. wide landscape buffer shall be provided adjacent to the wall or fence.

Source: City of Auburn Municipal Code, 1996.

Table A-39**Residential Permitted, Non-Permitted, and Conditional Use Requirements**

Use Type	R-1	R-2	R-3
Single-Family Dwellings	Permitted	Permitted	Permitted
Duplex (Two-Family Dwelling)	Not Permitted	Permitted	Permitted
Multi-family Dwelling, 3+	Not Permitted	Not Permitted	Permitted
Second Residential Units	Permitted	Permitted	Permitted
Mobile Home Parks	Conditional Use Permit ¹	Conditional Use Permit ¹	Conditional Use Permit ¹
Permanent Manufactured Homes	Permitted	Not Permitted	Not Permitted
Emergency Shelter	Not Permitted	Not Permitted	Not Permitted
Transitional Housing	Conditional Use Permit (for drug/social rehab or parole-related care facilities of 6 or less)	Conditional Use Permit (for drug/social rehab or parole-related care facilities of 6 or less)	Conditional Use Permit (for drug/social rehab or parole-related care facilities of 6 or less)
Residential Care Providers, up to 6	Permitted	Permitted	Permitted
Residential Care Providers, 7 or more	Not Permitted	Not Permitted	Not Permitted
Drug and/or Social Rehabilitation, up to 6	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit
Senior Housing Developments	Not permitted, unless homes for the ambulatory aged are considered, then permitted	Not permitted, unless homes for the ambulatory aged are considered, then permitted	Not permitted, unless homes for the ambulatory aged are considered, then permitted
Rest Homes and Outpatient Nursing Care Homes, up to 15	Up to 6 Permitted 7-15 Conditional Use Permit	Up to 6 Permitted 7-15 Conditional Use Permit	Permitted
Rooming Houses, up to 15	Conditional Use Permit ²	Conditional Use Permit	Conditional Use Permit
Rooming Houses, 16 or more	Not Permitted	Not Permitted	Not Permitted
Homes for the Ambulatory Aged, Mentally Impaired, Congregate Living Health Care, or Developmentally Disabled Persons, up to 6	Permitted	Permitted	Conditional Use Permit
Caretaker and Employee Housing	Not Permitted	Not Permitted	Not Permitted
Farm Labor Housing	Not Permitted	Not Permitted	Not Permitted
Small Family Day Care	Permitted	Permitted	Permitted
Large Family Day Care	Permitted	Permitted	Permitted

1 Subject to a use permit, a mobile home park is permitted in any residential district when the mobile home park meets the provisions of §159.055 et seq. of the Auburn Municipal Code and any conditions which might be imposed by the Planning Commission.

2 On lots not less than one acre in size.

Off Site Improvement Requirements

The City requires typical off-site improvements (e.g. curb, gutter, and sidewalk) for residential development to ensure public health and safety. Typical street widths are 43 feet for the right-of-way and 34 feet curb face to curb face with 4 foot width sidewalks, 6 inch curbs, and 18 inch gutters. Exceptions to these standards are allowed depending on certain factors. If the project contains topographic constraints, then the City has allowed for a reduction in street width and/or may only require sidewalk on one side of the street. If a project is an infill development, sidewalk may not be required if it's not already present in the area. In the new Baltimore Ravine Specific Plan area the City anticipate that sidewalks may only be provided on one side of the street in some residential neighborhoods. The City's off-site standards are not any more restrictive than those of surrounding jurisdictions and the City does not believe the off-site standards act as an impediment to the production of housing for lower-income households.

Water service is provided by Placer County Water Association which establishes off-site improvement standards. Connection to City sewer is required for all single and multifamily projects if they are within 400 feet of existing sewer lines.

Building Codes

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City of Auburn enforces the State Building Code standards (Title 24) for existing units, new construction, and residential rehabilitation. Housing related complaints are dealt with on a case-by-case basis with the Building Department (i.e. the building inspector) being involved if the nature of the complaint involves building code issues.

State law affords local government some flexibility when adopting the uniform codes. The building codes can be amended based on geographical, topological or climatological considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. A review of the City's amendments to the uniform codes (Chapter 150 of the Auburn Municipal Code) indicates that the amendments do not have a substantial impact on the cost of residential development. Auburn's amendments to the State Building Code standards primarily concern a minimum 20-lb snow load required for roofs and "contributory areas" and weight loads on rafters. Areas less than 600 square feet which normally get reductions per the State Building Code due to application of contributory areas do not get this reduction in the City of Auburn.

Code Enforcement

The City of Auburn Code Enforcement Officer works with the Police Department, Fire Department, Building Department, and Community Development Department to investigate reported violations of laws relating to nuisances and zoning, which typically includes illegal home occupations, illegal second units, dangerous structures, fence violations, illegal signs, graffiti, debris, and weeds, as well as inoperable and illegal vehicles. The code enforcement process is typically initiated in the following three ways: (1) observation by city staff; (2) as a consequence of an action (i.e., an application for a building permit or a request for a zoning

variance); or (3) in response to a complaint by an individual. The City relies on residents to help identify the majority of the code violations.

Development Fees

The financing of public facilities and services for new development in Auburn, as in most California jurisdictions, is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impact on the community. In all instances, the fees are determined based on a proportional share of cost necessary to fund capital improvements. In this sense, they are fixed overhead costs that cannot be reduced by policy. Although these fees are necessary to meet City standards, they can have substantial impact on the cost of housing, particularly affordable housing. Auburn charges a number of permit and development impact fees to cover the cost of processing development requests and providing public facilities and services to new developments. In creating a development fee structure, Auburn carefully balanced the need to offset the cost of public services with a level of fees that do not inhibit residential development. See Appendix F for a complete fee schedule and comparative fee schedules of surrounding jurisdictions to demonstrate the City's residential development fees (Single Family & Multifamily) do not act as a constraint against building affordable housing and as a result, fees have not affected the City's competitiveness for affordable housing with neighboring jurisdictions.

Permit Processing Procedures

Applications for residential subdivisions are processed within a 3 to 5 month period; however, applications that are more complex may take up to 12 months because of project pre-planning, site constraints and environmental review. Processing time is largely determined by the availability of staff time as well as the number and/or significance of project related issues. The City of Auburn meets state-required timelines for the approval of development permits (Table A-40). The time required for development approval is not generally a constraint or substantial cost to housing developers.

Table A-40
Application Processing Times

Application Type	Estimated Approval Time Period
Single-Family Project	±4 weeks ¹
Multi-family Project	Design review: 3-4 months
Variances	+/- 2 month
Residential Design Review (Single- and Multi-family projects)	SFR – not required MFR – see (b) above
Projects with Environmental Review	Factored Into Estimated Approval Times
Rezone	3-6 months
General Plan Amendment	3-6 months
Lot Line Adjustment	2-3 months
Parcel Map	3-4 months
Subdivision Map (Project)	3-5 months

Conditional Use Permit	3-4 months
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Source: City of Auburn, 2008.

ISFR projects only require a building permit, separate entitlement approval is not required.

To expedite permit processing procedures, City staff are available to hold pre-application development conferences to provide upfront feedback on proposed projects in order to increase approval certainty for applicants. Also, informational checklists are available to facilitate and streamline permit processing. Single family and multifamily processing timeframes are the same. Residential building permit information is on the City's website as well.

Land use and zoning designations for single family and multifamily parcels are detailed in the General Plan and the Zoning Ordinance, which serves to make the permit processing procedure clear, certain, and predictable. Project applications requiring discretionary approvals by the Auburn Planning Commission and the Auburn City Council have been reviewed using specified criteria from the General Plan and the Zoning Ordinance. Over the previous housing cycle, the Planning Commission's review and consideration of projects has been prompt and has not imposed an undue burden on development (e.g. through excessive processing delays or adding costs to development projects).

Design review and discretionary review may run concurrently to avoid project time delays. The design review process is deemed complete once a builder has fulfilled the necessary steps on the City's Design Review Submittal Checklist. The Submittal Checklist streamlines the process and provides objective guidelines for the developer on the process and promotes approval certainty. The Old Town and Downtown design review districts maintain the aesthetic nature of the area without requiring special or costly construction materials for compliance. New multifamily projects are subject to design review approval, though new single family projects are not. Again, no special/costly building materials or presentation materials are required for compliance with the design review process.

The City's permit processing, permit procedures, and design review have not been found to negatively impact a project or hold up the processing of an application.

Conditional Use Permit Process

Chapter 159.405 *et seq* of the Auburn Municipal Code regulates the issuance of use permits. Applications are reviewed by the Planning Commission, which has the authority to approve, conditionally approve, or disapprove the application. The Planning Commission meets on the first and third Tuesdays of each month. Processing time for a Conditional Use Permit varies from 2 to 4 months depending on project complexity, issues, and whether additional environmental review is needed. Application fees for Conditional Use Permits range from \$415 - \$1,443. The focus of the CUP typically relates to neighborhood compatibility (i.e. architectural design, setbacks, parking, orientation, etc.). In the event that an applicant or any other interested party is not satisfied with the Planning Commission's actions of a use permit, an action can be appealed to the City Council for review.

Following a public hearing, a use permit is subject to findings by the Planning Commission, such as:

- The proposed use is substantially similar in characteristic to a use or uses currently within the district;

- The proposed use would be appropriate in the district applicable to the property as a permitted or conditional use; and
- The proposed use would not be detrimental to the health, safety, peace and morals, comfort and general welfare of the community.

The Conditional Use Permit process addresses impacts of the use, not the user. This process does not act as a constraint to the development of affordable housing because:

- It does not add significant time or delay to the approval of projects;
- The Planning Commission addresses the findings that are described in Chapter 159.408 of the Municipal Code; and
- The City's Conditional Use Permit application packet provides clear direction on the process and standards for review.

If it is determined that a developer would need a Conditional Use Permit to proceed with City approvals, it is the City's policy to provide as much information as possible. The City's website (www.auburn.ca.gov) is a resource where project applicants can go to obtain further information and City contact phone numbers.

Housing for Persons with Disabilities

As noted in the Special Needs section of the this Housing Needs Assessment Report, persons with disabilities have a number a housing needs related to accessibility of dwelling units, access to transportation, employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive living services.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal Americans with Disabilities Act (ADA) requirements for accessibility. Sites zoned for Medium and High Density Residential uses and Commercial zones that allow for mixed-uses are located along arterial streets and transportation corridors to facilitate access and accessibility for persons with disabilities.

Procedures for Ensuring Reasonable Accommodations

The City of Auburn has established procedures to ensure that reasonable accommodations are made for persons with disabilities. In conjunction with plan check review, individuals with disabilities can request special accommodation or variance from building codes due to a disability. The City has a Handicap Appeals Board that can review such requests for multi-family residential housing, through no such requests have been made to-date. The City also ensures equal facilitation during the planning process as part of design review. For example, a recent apartment project was required to provide fixtures for ground-floor units that would accommodate persons with disabilities or that could easily convert. The City's reasonable accommodation procedures are separate from a variance or conditional use permit and requests are approved administratively.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. There are no City-

initiated constraints on housing for persons with disabilities caused or controlled by the City.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 2007 Uniform Building Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. The City's Zoning Ordinance has been reviewed for Chapter 11 compliance and determined to be compliant.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City implements and enforces Title 24 of the 2001 California Code, which is very similar to ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Zoning and Other Land Use Regulations

As part of the update of the City Housing Element in 2008-2013, the City of Auburn conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing law. The City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City allows some variation from the application of its parking standards. For example, the reduction of parking spaces for a unique use such as a senior housing project can be approved by processing a variance.
- Similarly, Section 159.169. Facilities: Minimum Dimensions provides the Community Development Department with the authority to establish and approve parking stalls and maneuvering areas other than those set in the ordinance. An example would be a reduction in the width of a drive aisle when associated with vehicle overhang into a landscape area.
- All of the City's commercial zones also allow group homes. The City has no authority to approve or deny group homes of six or fewer, except for compliance with building code requirement, which are also governed by the State of California.
- The City does not restrict occupancy of unrelated individuals in group homes.
- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and

straightforward. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the City allows group homes of six or fewer persons by right, as required by state law. No conditional use permit or other special permitting requirements apply to such homes.

The City does not impose special occupancy permit requirements for the establishment or retrofit of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, Design Review would be required as for any other new residential structure. To the City's knowledge, its Design Review process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where it is no longer feasible.

Design review is not required for single-family residential development. All multi-family residential projects in Auburn require design review by the Planning Commission. The design review process typically takes three to four months. The hearing process for group homes and special needs housing for persons with disabilities is the same as for other residential projects.

Building Codes

The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City of Auburn adopted and implements the 2007 Uniform Building Code (UBC) and California Code, which is mandated by the State. The only additions to the uniform code that the City has adopted are:

- No reductions are permitted under Table 16c for slope and area or structural members of tributary loading under 600 square feet.

Universal Design Element

The City will promote Universal Design by encouraging developers of senior housing, persons with disabilities and other persons and families applying for building permits consider universal design in their construction. The City will provide information and referral services on universal design at the customer service counter as well as contact information for HCD and the Department of Aging.

Conclusion

In light of current and proposed planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with disabilities.

Second Residential Unit Requirements

A second residential unit often referred to as a "granny" or "mother-in-law" unit is a second living unit located on an existing residential lot. The purpose of a second residential unit is to

provide a small, self-contained living unit that can be used by a family member or as a rental unit. A second residential unit is permitted on any lot that is zoned for single-family residential uses (R-1) if there is an existing single-family dwelling. The second units are permitted by right, subject to administrative staff review for conformance with applicable zoning standards.

Manufactured Homes and Mobile Home Park Standards

Manufactured homes are permitted on a permanent foundation in the Single Family Residential (R-1) district. Manufactured homes located outside a mobile home park must conform to all residential use development standards for the R-1 zoning district.

According to the Auburn Zoning Ordinance, a manufactured home should conform to the following criteria.

- Conforms to all requirements for single-family structures in the R-1 district.
- Certified under the National Home Construction and Safety Act of 1974.
- Size is at least 1,200 square feet.
- Meets the standards of Title 24, California Energy Commission requirements.
- Roof pitch is a minimum of 3.5 to 12, exterior siding is wood, floor joists are eighteen inches from finished grade, and eave overhang is a minimum of twelve inches.
- Occupancy is limited to single-family residential use only.

Mobile home parks are permitted subject to a use permit in any residential district when the mobile home park meets the provisions of Sections 159.058 and 159.059 in the City's Municipal Code and any additional provisions that the Planning Commission may impose as part of the use permit process.

Parking Requirements

Section 159.165 describes the parking requirements for residential uses in the City. A permit is required for the establishment of any off-street parking area other than for single- or two-family dwellings (Section 159.166). Single-family (R-1) and multiple-family (R-2 and R-3) dwelling units require two off-street parking spaces per dwelling unit. The off-street parking space required for any lot in which a single- or multi-family dwelling is built may not be provided in the required front or street side yard area (Section 159.171). Rooming houses require one parking space for every two guest rooms or four beds for guests, whichever requires the greater number of parking spaces. Nursing and convalescent homes require one parking space for every two patient beds. Parking requirements in the City are not considered excessive or a constraint on residential development.

Design Review

Section 159.110 *et.seq.* of the Auburn Municipal Code describes the process for design review in the City. Design review ensures that new development will be consistent with the City's General Plan policies for the proper protection, enhancement, and use of places, sites, buildings, and structures. The City's Municipal Code is very explicit as to the guidelines and procedures that must be followed during the design review process. This clarity of language gives the applicant certainty that if the guidelines and procedures in the Municipal Code are followed correctly, a successful design review process will be the outcome.

To protect Auburn's stock of historic and architecturally significant structures in the Old Town and Downtown historic areas, the City adopted a Historic Preservation Ordinance in 2004. The ordinance specifies those structures that are subject to Historic Design Review. This includes

multi-family structures within the Historic Design Review District, as well as single-family residential structures that have been voluntarily designated a historic resource by the property owner. The Historic Design Review Commission is the reviewing authority for Historic Design Review Permits. The Commission includes the Planning Commission members and four at-large members (one architect, one member of the historical society, one real property owner from the Downtown Historic District, and one real property owner from the Old Town Historic District).

The City's Municipal Code and Design Review application packet are very explicit as to the guidelines, procedures, and filing deadlines that must be followed throughout the Design Review process. The City's Design Review process does not act as a constraint to the overall supply and affordability of housing in Auburn because:

- Design Review does not add significant time or delay to project approval;
- Design Review does not add to, or modify development standards in Section 159.110 of the Municipal Code or standards in the applicable General Development Plan; and
- Design Review criteria are explicit and understandable.

The City does not take an excessive amount of time in processing Design Review applications, nor do they require costly building materials. The City also encourages Design Review to be conducted concurrently with other processing procedures to expedite the development permit process even further. The City believes that sufficient Design Review principles are in place to process and facilitate the full spectrum of affordable, moderate, and higher income housing.

Some projects located in the Historic Design Review District do not require a Historic Design Review Permit and instead can be reviewed administratively by the Community Development Director (i.e., minor modifications to existing site improvements, exterior painting, replacement of building materials, sidewalk replacements, landscaping, temporary signage for special events, and projects delegated by the Planning Commission).

If the applicant or any other interested party is not satisfied with the action of the Planning Commission or the Historic Design Review Commission, an action to appeal can be filed to be brought before the City Council. A Design Review Permit takes 12-16 weeks; administrative design review takes 1 to 3 weeks, while Historic Design Review takes 2 to 4 weeks. Applicants are strongly encouraged by the City to meet with members of the Public Works and Fire departments during the pre-application process to identify pertinent issues.

Pre-development Review

In order to facilitate the design review process, the City of Auburn offers applicants the opportunity for preliminary design review through submittal of a Pre-development application. The Pre-development application is not a prerequisite for formal submittal of an application, but is provided to facilitate City comments on a development request prior to preparation of detailed plans for formal design review. The City's pre-development review focuses on identifying basic design issues, appropriateness and intensity of intended development, and unique project-related conditions likely to affect development. Any comments generated for pre-development review are intended to supersede more detailed comments generated during the normal design review process. The time frame for completing pre-development review is typically two to four weeks, depending on the nature of the request. Written comments are provided as part of pre-development review and are generally valid for 180 days, except where modifications to ordinances or adopted policies may occur."

Energy Conservation Opportunities

The opportunities for energy conservation stem primarily from the fact that most of the future residential development will occur on land that is not constrained by existing roads and infrastructure. Energy conservation can be achieved, therefore, through site development planning to reduce the need for vehicular trips by:

- providing pedestrian access to commercial and recreational facilities;
- providing mixed use development;
- providing for higher densities that would make public transit economically feasible; and
- requiring landscaping to control solar gain in buildings and on pavement, channel wind, and provide comfortable micro climates that limit dependence on artificial heating and cooling systems;
- providing allowances for mass site grading in the Baltimore Ravine Specific Plan to allow for an increase in the densities actually developed, higher than those historically seen in the City; and
- providing higher density housing in the Baltimore Ravine Specific Plan: 1) along transit corridors; 2) close to jobs; 3) and close to services and amenities.

Energy conservation features are incorporated into the design of residential structures in the City of Auburn due to the requirements of Title 24. These measures include low flow plumbing fixtures, efficient heating and cooling opportunities, dual pane windows, and adequate insulation and weather stripping. Incorporating new technology within residential developments offers developers a chance to design projects that allow for maximum energy conservation opportunities.

GENERAL DESIGN STANDARDS

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. According to the Department of Energy, the concept of energy efficiency in buildings is the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation. All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes);
 - use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
 - zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - north-south orientation of the long axis of a dwelling;
 - minimizing the southern and western exposure of exterior surfaces; and
 - location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - use of deciduous shade trees and other plants to protect the home;
 - use of natural or artificial flowing water; and
 - use of trees and hedges as windbreaks.

In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- use of solar energy to heat water;
- use of radiant barriers on roofs to keep attics cool;
- use of solar panels and other devices to generate electricity;
- high efficiency coating on windows to repel summer heat and trap winter warmth;
- weather-stripping and other insulation to reduce heat gain and loss;
- use of natural gas for dryers, stovetops and ranges;
- use of energy efficient home appliances; and
- use of low-flow showerheads and faucet aerators to reduce hot water use.

Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations.

Appendix B: Glossary

U.S. Census Terms

The following terms have been defined by the U.S. Census for interpreting data found in Census reports and tables. These definitions are generally current. For reports based on earlier surveys, especially those published before 1990, the user should consult the printed reports for those years. As reports and surveys continue to evolve, definitions may also alter to accommodate these changes. These definitions can be further examined on the U.S. Census website at www.census.gov.

Children - The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own children in a family are sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily.) For each type of family unit identified in the CPS, the count of "own children under 18 years old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

Related children in a family include own children and all other children under 18 years old in the household who are related to the householder by birth, marriage, or adoption. The count of related children in families was formerly restricted to never-married children. However, beginning with data for 1968 the Bureau of the Census includes ever-married children under the category of related children. This change added approximately 20,000 children to the category of related children in March 1968.

Ethnic origin - People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin, in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

People, who were Non-Hispanic White origin, were identified by crossing the responses to two self-identification questions: (1) origin or descent and (2) race. Respondents were asked to select their race (and the race of other household members) from a "flash card" listing racial groups. Beginning with March 1989, the population is divided into five groups on the basis of race: White, Black, American Indian, Eskimo or Aleut, Asian or Pacific Islander, and Other races. The last category includes any other race except the four mentioned. Respondents who selected their race as White and indicated that their origin was not one of the Hispanic origin subgroups Mexican, Puerto Rican, Cuban, Central or South American, were called Non-Hispanic White origin.

Family - A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households; however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

Family group - A family group is any two or more people (not necessarily including a householder) residing together, and related by birth, marriage, or adoption. A household may be composed of one such group, more than one or none at all. The count of family groups includes family households, related subfamilies, and unrelated subfamilies.

Family household - A family household is a household maintained by a householder who is in a family (as defined above), and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. The count of family household members differs from the count of family members, however, in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. See the definition of family.

Group quarters - As of 1983, group quarters were defined in the current population survey as non-institutional living arrangements for groups not living in conventional housing units or groups living in housing units containing ten or more unrelated people or nine or more people unrelated to the person in charge. (Prior to 1983, group quarters included housing units containing five or more people unrelated to the person in charge.) Examples of people in group quarters include a person residing in a rooming house, in staff quarters at a hospital, or in a halfway house. Beginning in 1972, inmates of institutions have not been included in the Current Population Survey.

Household - A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily". **(See definitions of Family household and Nonfamily household).**

Household, family, or subfamily, **Size of.** The term "size of household" includes all the people occupying a housing unit. "Size of family" includes the family householder and all other people in the living quarters who are related to the householder by birth, marriage, or adoption. "Size of related subfamily" includes the husband and wife or the lone parent and their never-married sons and daughters under 18 years of age. "Size of unrelated subfamily" includes the reference person and all other members related to the reference person. If a family has a related subfamily among its members, the size of the family includes the members of the related subfamily.

Household, nonfamily - A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Householder - The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the "reference person" to whom the relationship of all other household members, if any, is recorded.

The number of householders is equal to the number of households. Also, the number of family householders is equal to the number of families.

Head versus householder. Beginning with the 1980 CPS, the Bureau of the Census discontinued the use of the terms "head of household" and "head of family." Instead, the terms "householder" and "family householder" are used. Recent social changes have resulted in greater sharing of household responsibilities among the adult members and, therefore, have made the term "head" increasingly inappropriate in the analysis of household and family data. Specifically, beginning in 1980, the Census Bureau discontinued its longtime practice of always classifying the husband as the reference person (head) when he and his wife are living together.

Mean (Average) income - Mean (average) income is the amount obtained by dividing the total aggregate income of a group by the number of units in that group. The means for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The means (averages) for people are based on people 15 years old and over with income.

Median income - Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The medians for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The medians for people are based on people 15 years old and over with income.

Single, when used as a marital status category, is the sum of never-married, widowed, and divorced people. "Single," when used in the context of "single-parent family/household," means only one parent is present in the home. The parent may be never-married, widowed, divorced, or married, spouse absent.

Married couple - A married couple, as defined for census purposes, is a husband and wife enumerated as members of the same household. The married couple may or may not have children living with them. The expression "husband-wife" or "married-couple" before the term "household," "family," or "subfamily" indicates that the household, family, or subfamily is maintained by a husband and wife. The number of married couples equals the count of married-couple families plus related and unrelated married-couple subfamilies.

Mobility status - The population was classified according to mobility status on the basis of a comparison between the place of residence of each individual to the time of the March survey and the place of residence 1 year earlier. Nonmovers are all people who were living in the same house at the end of the migration period and the beginning of the migration period. Movers are all people who were living in a different house at the end of the period rather than at the beginning. Movers are further classified as to whether they were living in the same or different county, state, region, or were movers from abroad. Movers are also categorized by whether they moved within or between central cities, suburbs, and nonmetropolitan areas of the United States.

Poverty definition - Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation with the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, Medicaid, and food stamps).

Poverty statistics are based on a definition developed by Mollie Orshansky of the Social Security Administration (SSA) in 1964 and revised in 1969 and 1981 by interagency committees. This definition was established as the official definition of poverty for statistical use in all Executive departments by the Bureau of the Budget (BoB) in 1969 (in Circular No. A-46); after BoB became The Office of Management and Budget, this was reconfirmed in Statistical Policy Directive No. 14.

The original poverty definition provided a range of income cutoffs or thresholds adjusted by such factors as family size, sex of the family head, number of children under 18 years old, and farm-nonfarm residence. At the core of this definition of poverty was the economy food plan, the least costly of four nutritionally adequate food plans designed by the Department of Agriculture. It was determined from the Department of Agriculture's 1955 Household Food Consumption Survey that families of three or more people spent approximately one-third of their after-tax money income on food; accordingly, poverty thresholds for families of three or more people were set at three times the cost of the economy food plan. Different procedures were used to calculate poverty thresholds for two-person families and people living alone in order to compensate for the relatively larger fixed expenses of these smaller units. For two-person families, the cost of the economy food plan was multiplied by a factor of 3.7 (also derived from the 1955 survey). For unrelated individuals (one-person units), no multiplier was used; poverty thresholds were instead calculated as a fixed proportion of the corresponding thresholds for two-person units. Annual updates of these SSA poverty thresholds were based on price changes of the items in the economy food plan.

As a result of deliberations of a Federal interagency committee in 1969, the following two modifications to the original SSA definition of poverty were adopted:

- The SSA thresholds for nonfarm families were retained for the base year 1963, but annual adjustments in the levels were based on changes in the Consumer Price Index (CPI) rather than on changes in the cost of foods in the economy food plan.
- The farm thresholds were raised from 70 to 85 percent of the corresponding nonfarm levels. The combined impact of these two modifications resulted in an increase in the tabulated totals for 1967 of 360,000 poor families and 1.6 million poor people.

In 1981, three additional modifications in the poverty definition recommended by another interagency committee were adopted for implementation in the March 1982 CPS as well as the 1980 census:

- Elimination of separate thresholds for farm families.
- Elimination (by averaging) of separate thresholds for female-householder families and "all other" families (earlier termed "male-headed" families).
- Extension of the detailed poverty threshold matrix to make the largest family size category "nine people or more"
- For further details, see the section, "Changes in the Definition of Poverty," in Current Population Reports, Series P- 60, No. 133.

The poverty thresholds are increased each year by the same percentage as the annual average Consumer Price Index (CPI). The poverty thresholds are currently adjusted using the annual average CPI-U (1982-84 = 100). This base year has been used since 1988. From 1980 through 1987, the thresholds were adjusted using the CPI-U (1967 = 100). The CPI (1963 = 100) was used to adjust thresholds prior to 1980.

For further information on how the poverty thresholds were developed and subsequent changes in them, see Gordon M. Fisher, *"The Development and History of the Poverty Thresholds,"* Social Security Bulletin, vol.55, no.4, Winter 1992, pp. 3-14.

Race - The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

The population is divided into five groups on the basis of race: White; Black; American Indian, Eskimo or Aleut; Asian or Pacific Islander; and Other races beginning with March 1989. The last category includes any other race except the four mentioned. In most of the published tables "Other races" are included in the total population data line but are not shown individually.

Tenure - A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Units in structure - In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented in terms of the number of occupied housing units in structures of specified size, not in terms of the number of residential structures.

Unmarried couple - An unmarried couple is composed of two unrelated adults of the opposite sex (one of whom is the householder) who share a housing unit with or without the presence of children under 15 years old. Unmarried couple households contain only two adults.

California Government Code Terms

The following terms have been defined by the California Government Code for interpreting data found in the Housing Element. These definitions are generally current. As reports and surveys continue to evolve, definitions may also alter to accommodate these changes. These definitions can be further examined on the California Government Code website at <http://www.leginfo.ca.gov/calaw.html>.

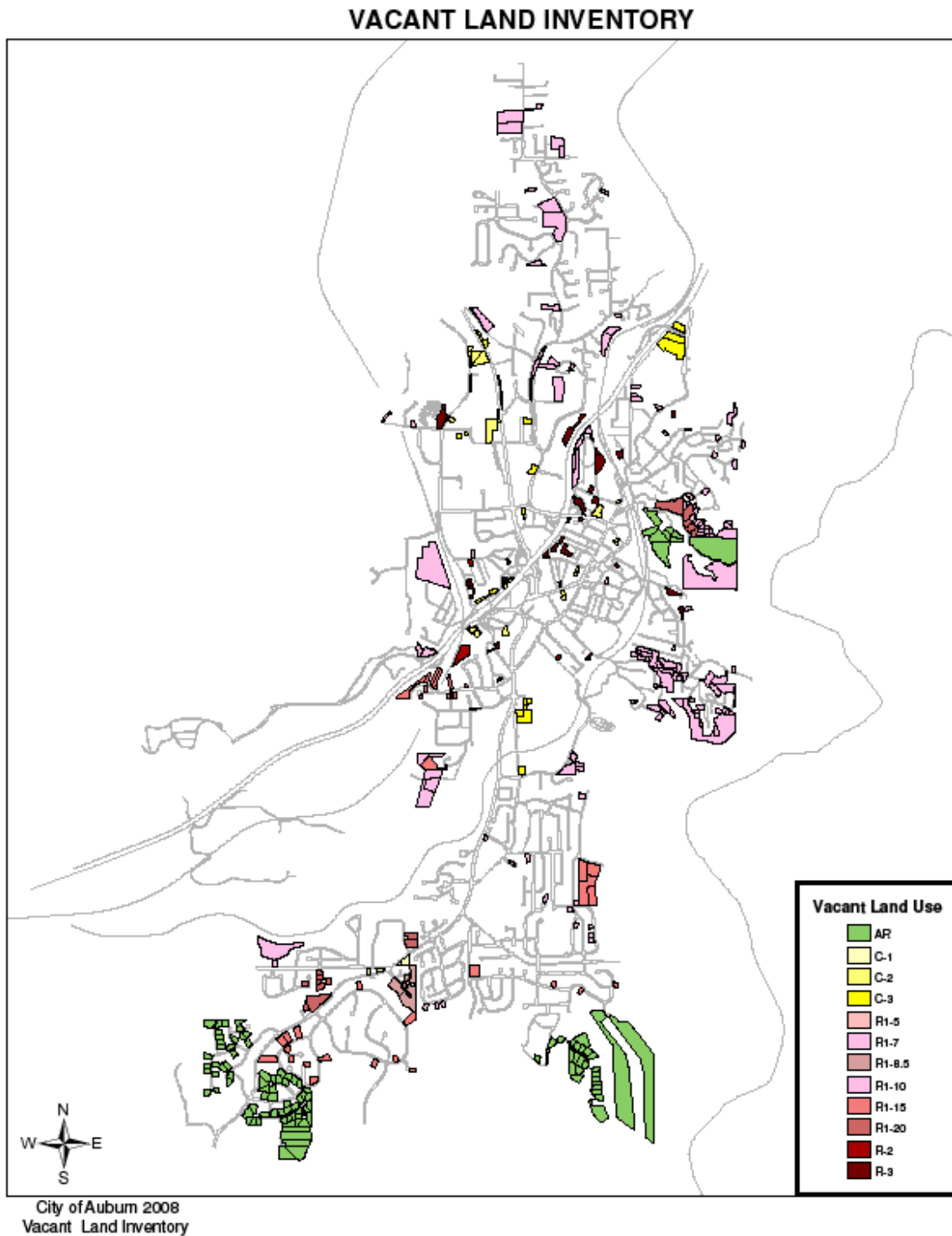
Emergency Shelter, CA Code 50801(e). "Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied **emergency shelter** because of an inability to pay.

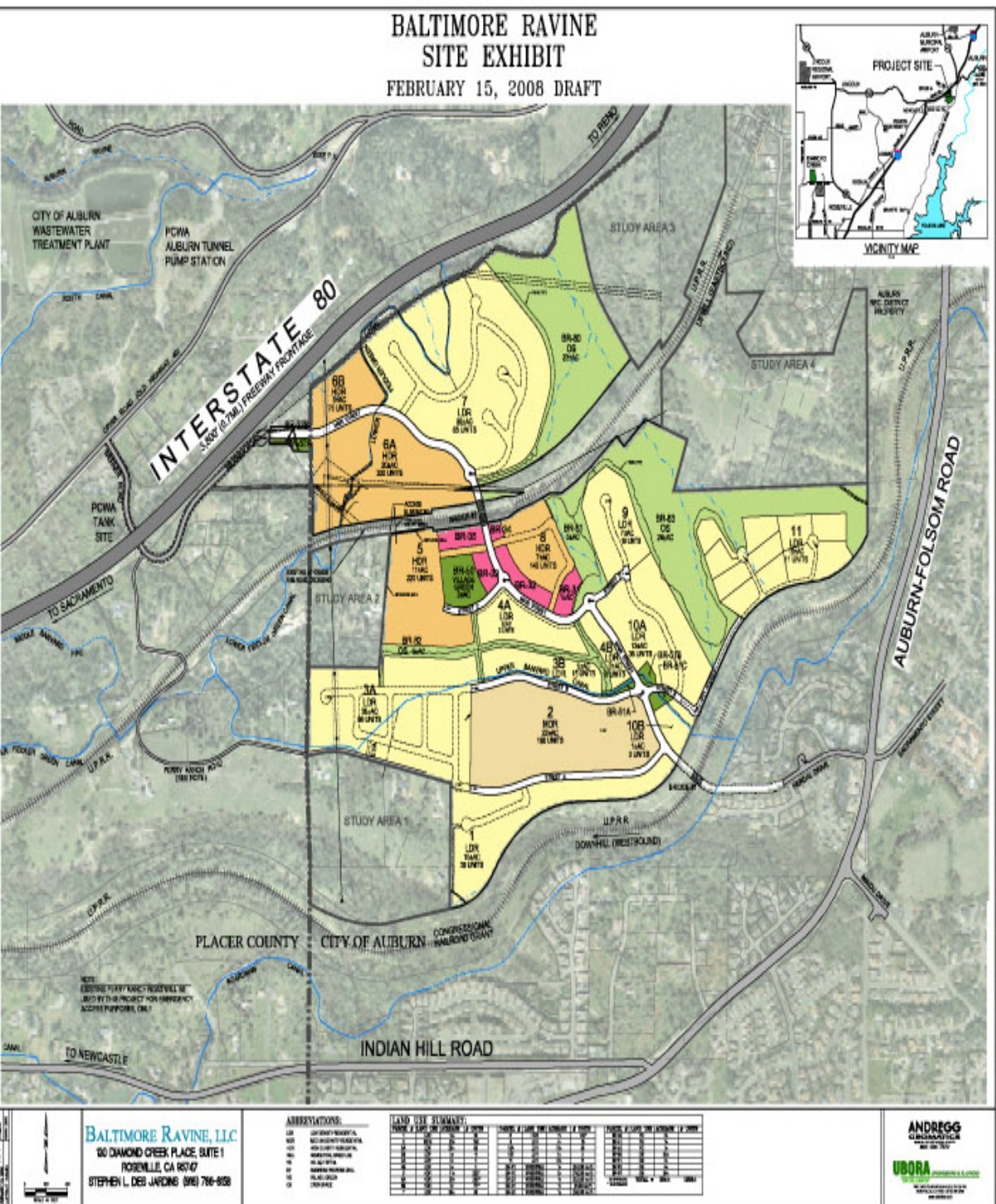
Residential Care Facilities, CA Code 1568.01(j). "Residential care facility" means a residential care facility for persons with chronic, life-threatening illness who are 18 years of age or older or are emancipated minors, and for family units. The licensee of every facility required to be licensed shall provide the following basic services for each resident:

- (1) Room and board. No more than two residents shall share a bedroom, except that the director, in his or her discretion, may waive this limitation.
- (2) Access to adequate common areas, including recreation areas and shared kitchen space with adequate refrigerator space for the storage of medications.
- (3) Consultation with a nutritionist, including consultation on cultural dietary needs.
- (4) Personal care services, as needed, including, but not limited to, activities of daily living. A facility may have a written agreement with another agency to provide personal care services, except that the facility shall be responsible for meeting the personal care needs of each resident.
- (5) Access to case management for social services. A facility may have a written agreement with another agency to provide case management.
- (6) Development, implementation, and monitoring of an individual services plan. All health services components of the plan shall be developed and monitored in coordination with the home health agency and shall reflect the elements of the resident's plan of treatment developed by the home health agency.
- (7) Intake and discharge procedures, including referral to outplacement resources.
- (8) Access to psychosocial support services.
- (9) Access to community-based and county services system.
- (10) Access to a social and emotional support network of the resident's own choosing, within the context of reasonable visitation rules established by the facility.
- (10) Access to intermittent home health care services in accordance with paragraph (1) of subdivision (c).
- (11) Access to substance abuse services in accordance with paragraph (3) of subdivision (c).
- (12) Adequate securable storage space for personal items.

Transitional Housing, CA Code 50801(i). "Transitional housing" means housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.

Appendix C: Vacant Land Inventory Map





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APPENDIX E: VACANT RESIDENTIAL PARCELS

Table E-1

Vacant Low Density Residential Parcels (Citywide)

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
Low Density Residential			
R1-20			
003-113-009	R1-20	4.41	6.2
003-140-047	R1-20	0.64	1.0
003-140-049	R1-20	0.86	1.2
003-140-050	R1-20	0.70	1.0
003-140-055	R1-20	1.61	2.3
040-300-016	R1-20	1.00	1.4
040-310-007	R1-20	1.23	1.7
040-360-053	R1-20	3.46	4.9
040-360-069	R1-20	0.47	1.0
040-360-074	R1-20	0.43	1.0
040-360-075	R1-20	0.56	1.0
040-360-076	R1-20	0.56	1.0
040-360-077	R1-20	0.56	1.0
040-360-078	R1-20	0.39	1.0
040-500-004	R1-20	0.40	1.0
Total	15 sites	17.28	26.7
R1-15			
004-100-020	R1-15	0.14	1.0
004-100-025	R1-15	0.55	1.0
004-100-032	R1-15	0.26	1.0
004-100-033	R1-15	0.24	1.0
004-100-034	R1-15	0.25	1.0
004-360-001	R1-15	0.76	1.0
004-360-002	R1-15	0.75	1.0

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
004-360-004	R1-15	0.44	1.0
004-360-005	R1-15	0.41	1.0
004-360-006	R1-15	1.10	1.0
004-360-008	R1-15	0.26	1.0
004-360-014	R1-15	0.18	1.0
040-130-070	R1-15	1.77	3.4
040-130-073	R1-15	0.97	1.0
040-130-074	R1-15	0.73	1.0
040-130-075	R1-15	0.72	1.0
042-300-005	R1-15	0.80	1.0
042-310-005	R1-15	0.55	1.0
042-320-010	R1-15	0.44	1.0
042-370-021	R1-15	1.26	2.4
042-380-024	R1-15	0.49	1.0
042-390-006	R1-15	0.39	1.0
042-390-015	R1-15	0.40	1.0
042-405-001	R1-15	1.39	1.0
042-405-004	R1-15	1.00	1.0
042-405-005	R1-15	0.89	1.0
042-405-007	R1-15	0.95	1.0
042-406-003	R1-15	0.47	1.0
042-406-010	R1-15	0.39	1.0
042-420-009	R1-15	0.47	1.0
055-040-028	R1-15	2.20	4.2
055-040-029	R1-15	2.21	4.2
055-040-030	R1-15	1.93	3.7
055-040-031	R1-15	4.24	8.1
055-260-015	R1-15	0.33	1.0
055-280-008	R1-15	0.32	1.0
055-290-003	R1-15	0.36	1.0
055-300-054	R1-15	1.34	2.5
Total	38 sites	32.35	59.5

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
R1-10			
001-051-015	R1-10	12.88	36.5
002-011-003	R1-10	0.75	2.1
002-012-002	R1-10	0.74	2.1
002-025-039	R1-10	1.05	3.0
002-025-040	R1-10	1.82	5.2
003-072-011	R1-10	0.26	1.0
003-104-002	R1-10	0.30	1.0
003-104-009	R1-10	0.49	1.4
003-123-003	R1-10	0.29	1.0
003-123-004	R1-10	0.23	1.0
003-123-007	R1-10	0.26	1.0
003-123-008	R1-10	0.27	1.0
003-126-022	R1-10	0.43	1.2
003-140-027	R1-10	0.34	1.0
003-140-028	R1-10	2.37	6.7
003-140-029	R1-10	0.49	1.4
003-140-031	R1-10	0.29	1.0
003-140-032	R1-10	0.25	1.0
003-140-033	R1-10	0.28	1.0
003-140-034	R1-10	0.27	1.0
003-140-035	R1-10	0.27	1.0
003-140-038	R1-10	0.36	1.0
003-140-042	R1-10	0.35	1.0
003-140-043	R1-10	0.35	1.0
003-140-044	R1-10	0.31	1.0
003-140-045	R1-10	0.35	1.0
003-140-046	R1-10	0.29	1.0
003-140-051	R1-10	0.25	1.0
003-140-052	R1-10	0.37	1.0
003-140-053	R1-10	0.37	1.0
003-140-054	R1-10	0.27	1.0

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
003-180-003	R1-10	17.42	49.3
003-200-026	R1-10	0.32	1.0
004-082-009	R1-10	0.27	1.0
004-083-006	R1-10	0.59	1.7
004-083-016	R1-10	1.57	4.4
004-083-025	R1-10	0.30	1.0
004-083-026	R1-10	0.25	1.0
004-083-027	R1-10	0.53	1.5
004-083-028	R1-10	0.27	1.0
004-083-029	R1-10	1.99	5.6
004-083-030	R1-10	0.43	1.2
004-091-004	R1-10	0.56	1.6
004-096-021	R1-10	1.30	3.7
004-096-029	R1-10	1.17	3.3
004-160-017	R1-10	0.36	1.0
004-160-019	R1-10	0.48	1.4
004-160-026	R1-10	0.63	1.8
004-160-038	R1-10	3.44	9.7
004-160-040	R1-10	0.95	2.7
004-160-044	R1-10	0.27	1.0
004-171-013	R1-10	0.42	1.2
004-171-016	R1-10	0.34	1.0
004-171-018	R1-10	0.28	1.0
004-176-007	R1-10	0.26	1.0
004-176-008	R1-10	0.28	1.0
004-176-009	R1-10	0.30	1.0
004-176-010	R1-10	0.38	1.1
004-176-025	R1-10	0.29	1.0
004-176-026	R1-10	0.24	1.0
004-176-034	R1-10	2.01	8.8
004-176-035	R1-10	0.98	2.8
004-220-016	R1-10	0.27	1.0

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
004-220-051	R1-10	0.38	1.1
004-220-066	R1-10	0.68	1.9
004-220-070	R1-10	1.27	3.6
004-220-072	R1-10	0.32	1.0
004-220-078	R1-10	0.96	2.7
004-220-078	R1-10	0.63	1.8
004-220-095	R1-10	0.30	1.0
004-230-018	R1-10	0.35	1.0
004-230-029	R1-10	0.27	1.0
004-230-031	R1-10	0.59	1.7
004-230-038	R1-10	0.41	1.2
004-280-006	R1-10	1.86	5.3
004-280-008	R1-10	0.31	1.0
004-290-005	R1-10	0.38	1.1
004-290-006	R1-10	0.47	1.3
004-320-011	R1-10	0.53	1.5
038-250-037	R1-10	0.24	1.0
038-250-067	R1-10	0.29	1.0
040-130-016	R1-10	1.35	3.8
040-130-056	R1-10	1.02	2.9
040-130-071	R1-10	1.97	5.6
040-130-072	R1-10	2.23	9.7
040-360-019	R1-10	0.44	1.2
040-360-038	R1-10	6.00	17.0
040-410-010	R1-10	0.38	1.1
040-410-013	R1-10	0.26	1.0
040-410-015	R1-10	0.25	1.0
052-111-003	R1-10	4.12	11.6
052-111-004	R1-10	3.92	11.1
052-112-006	R1-10	0.71	2.0
052-112-040	R1-10	1.30	5.7
052-112-042	R1-10	1.89	8.2

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
052-144-039	R1-10	0.49	1.4
054-022-036	R1-10	0.48	1.4
054-022-045	R1-10	2.98	8.4
054-040-062	R1-10	6.59	18.6
054-040-076	R1-10	0.82	2.3
054-070-027	R1-10	1.28	3.6
054-102-041	R1-10	2.32	6.6
054-102-042	R1-10	0.28	1.0
054-290-050	R1-10	1.23	3.5
054-310-023	R1-10	0.28	1.0
054-470-033	R1-10	0.36	1.0
055-020-037	R1-10	0.32	1.0
055-050-017	R1-10	0.36	1.0
055-150-046	R1-10	0.24	1.0
055-170-010	R1-10	0.39	1.1
055-170-026	R1-10	0.30	1.0
055-170-042	R1-10	0.27	1.0
055-200-073	R1-10	0.36	1.0
055-320-010	R1-10	0.39	1.1
055-320-024	R1-10	0.25	1.0
055-330-020	R1-10	0.29	1.0
055-330-021	R1-10	0.30	1.0
Total	117 sites	123.41	370.5
AR			
003-130-002	AR	1.78	1.2
003-130-010	AR	2.15	1.4
003-130-017	AR	1.21	0.8
003-130-024	AR	0.81	0.5
003-130-027	AR	0.62	0.4
003-130-028	AR	0.67	0.4
003-130-029	AR	0.67	0.4
003-150-020	AR	3.99	2.6

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
003-160-005	AR	12.80	8.3
042-130-009	AR	0.47	1.0
042-130-022	AR	1.68	1.0
042-170-013	AR	19.68	1.0
042-170-015	AR	20.27	1.0
042-170-017	AR	1.00	1.0
042-170-018	AR	1.00	1.0
042-170-019	AR	0.88	1.0
042-170-020	AR	0.72	1.0
042-170-021	AR	0.81	1.0
042-170-022	AR	0.87	1.0
042-170-023	AR	0.94	1.0
042-170-024	AR	2.10	1.0
042-170-025	AR	0.62	1.0
042-170-026	AR	0.55	1.0
042-170-027	AR	0.72	1.0
042-170-028	AR	0.71	1.0
042-170-039	AR	2.60	1.0
042-170-046	AR	0.52	1.0
042-170-047	AR	0.56	1.0
042-170-048	AR	0.57	1.0
042-170-049	AR	0.57	1.0
042-170-050	AR	0.61	1.0
042-170-051	AR	0.70	1.0
042-170-052	AR	0.67	1.0
042-401-001	AR	0.50	1.0
042-401-020	AR	0.49	1.0
042-401-028	AR	1.06	1.0
042-403-017	AR	0.51	1.0
042-407-002	AR	0.51	1.0
042-407-003	AR	0.49	1.0
042-407-004	AR	0.50	1.0

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
042-407-005	AR	0.53	1.0
042-407-007	AR	0.55	1.0
042-407-011	AR	0.65	1.0
042-407-014	AR	0.61	1.0
042-407-015	AR	0.50	1.0
042-407-019	AR	0.49	1.0
042-407-020	AR	0.48	1.0
042-407-022	AR	0.52	1.0
042-407-025	AR	0.49	1.0
042-410-065	AR	0.61	1.0
042-410-069	AR	0.48	1.0
042-410-070	AR	0.47	1.0
042-410-078	AR	0.66	1.0
042-410-079	AR	0.49	1.0
042-410-083	AR	0.54	1.0
042-410-084	AR	0.53	1.0
042-410-089	AR	0.46	1.0
042-410-091	AR	0.47	1.0
042-410-094	AR	0.46	1.0
042-420-014	AR	0.54	1.0
042-420-016	AR	0.54	1.0
042-420-017	AR	0.72	1.0
042-420-018	AR	0.64	1.0
042-420-019	AR	0.71	1.0
042-420-021	AR	0.57	1.0
042-420-022	AR	0.69	1.0
042-420-023	AR	0.58	1.0
042-420-024	AR	1.11	1.0
042-420-025	AR	1.10	1.0
042-420-026	AR	0.68	1.0
042-420-027	AR	0.75	1.0
042-430-001	AR	0.56	1.0

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
042-430-002	AR	0.47	1.0
042-430-003	AR	0.53	1.0
042-430-004	AR	0.67	1.0
042-430-005	AR	0.86	1.0
042-430-006	AR	0.58	1.0
042-430-007	AR	0.51	1.0
042-430-008	AR	0.43	1.0
042-430-009	AR	0.44	1.0
042-430-010	AR	0.53	1.0
042-430-013	AR	0.59	1.0
042-430-015	AR	0.56	1.0
042-430-018	AR	0.64	1.0
042-430-019	AR	0.65	1.0
042-430-020	AR	0.62	1.0
042-430-021	AR	0.43	1.0
042-430-022	AR	0.48	1.0
042-430-023	AR	0.53	1.0
042-430-024	AR	0.84	1.0
042-440-001	AR	0.61	1.0
042-440-002	AR	0.95	1.0
042-440-003	AR	0.69	1.0
042-440-008	AR	0.53	1.0
042-440-009	AR	0.58	1.0
042-440-010	AR	0.59	1.0
042-440-011	AR	1.10	1.0
042-440-012	AR	0.66	1.0
042-450-001	AR	2.30	1.0
042-450-002	AR	3.20	1.0
042-450-003	AR	2.30	1.0
042-450-004	AR	3.10	1.0
042-450-005	AR	2.10	1.0
Total	103 sites	136.83	110.0

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
Medium Density Residential			
R1-8.5			
040-440-075	R1-8.5	2.10	6.9
040-440-076	R1-8.5	4.08	13.6
040-440-078	R1-8.5	0.43	1.4
040-440-079	R1-8.5	0.31	1.0
040-440-080	R1-8.5	1.56	5.2
Total	5 sites	8.48	28.1
R1-7			
001-020-043	R1-7	3.39	13.7
001-150-025	R1-7	0.78	3.1
001-150-033	R1-7	1.29	5.2
002-154-013	R1-7	0.21	1.0
003-012-009	R1-7	0.45	1.8
003-012-010	R1-7	0.28	1.1
003-012-012	R1-7	0.38	1.5
003-012-015	R1-7	0.35	1.4
003-063-010	R1-7	0.23	1.0
004-081-012	R1-7	0.17	1.0
054-130-005	R1-7	1.22	4.9
054-130-044	R1-7	1.91	7.7
054-130-088	R1-7	0.30	1.2
054-380-004	R1-7	0.88	3.5
054-380-013	R1-7	1.40	5.6
054-380-030	R1-7	0.44	1.8
054-500-004	R1-7	0.21	1.0
054-500-011	R1-7	0.17	1.0
054-500-020	R1-7	0.80	3.2
Total	19 sites	14.90	60.7
R1-5			
001-101-025	R1-5	0.44	2.5

APN	Zoning	Acres	# of Potential Units at 65% of the maximum density
001-103-028	R1-5	0.17	1.0
Total	2 sites	0.61	3.5

Source: City of Auburn, April 2008

Table E-2

Vacant Medium and High Density Residential Parcels (Citywide)

Medium Density Residential with a Minimum and Maximum Density					
APN	Zoning	Acres	6 units per acre	10 units per acre	Site # on Vacant Land Map
R-2					
001-081-002	R-2	0.29	1.74	2.9	12
004-020-011	R-2	2.25	13.50	22.5	8(n)
004-191-004	R-2	0.18	1.08	1.8	13
Total	3 sites	2.72	16.32	27.2	
High Density Residential					
APN	Zoning	Acres	9 units per acre	15 units per acre	Site # on Vacant Land Map
R-3					
001-020-050	R-3	0.33	3.0	5.0	17(n)
001-020-052	R-3	1.35	12.2	20.3	
001-081-015	R-3	0.20	1.8	3.0	
APN	Zoning	Acres	9 units per acre	15 units per acre	Site # on Vacant Land Map
001-081-025	R-3	0.29	2.6	4.4	16(n)
001-143-002	R-3	0.11	1.0	1.7	
001-143-013	R-3	0.16	1.4	2.4	
001-143-021	R-3	0.21	1.9	3.2	
002-025-004	R-3	1.74	15.7	26.1	
002-025-005	R-3	0.23	2.1	3.5	

002-030-002	R-3	0.38	3.4	5.7	
002-051-007	R-3	0.50	4.5	7.5	23
002-052-005	R-3	1.24	11.2	18.6	18(n)
002-071-011	R-3	0.15	1.4	2.3	
002-072-001	R-3	0.15	1.4	2.3	
002-091-014	R-3	0.21	1.9	3.2	
002-092-039	R-3	0.81	7.3	12.2	19
002-092-046	R-3	0.35	3.2	5.3	
002-122-015	R-3	0.11	1.0	1.7	
002-133-013	R-3	0.22	2.0	3.3	
002-133-015	R-3	0.20	1.8	3.0	
002-240-071	R-3	0.28	2.5	4.2	
003-042-018	R-3	0.26	2.3	3.9	
003-051-007	R-3	0.60	5.4	9.0	21
003-071-007	R-3	0.17	1.5	2.6	
003-172-014	R-3	0.63	5.7	9.5	20
003-192-001	R-3	0.49	4.4	7.4	24
004-062-032	R-3	0.21	1.9	3.2	
004-072-009	R-3	0.17	1.5	2.6	
004-112-004	R-3	0.15	1.4	2.3	
038-250-083	R-3	1.97	17.7	29.6	15(n)
Total	30 sites	13.87	124.9	209.0	

Source: City of Auburn, April 2008

Appendix F: 2008 Fee Schedule

Community Development Department Residential Development Fee Schedule

The following is the criteria upon which building permit amounts are based and the procedure followed in arriving at the cost of a permit for a new Single Family or Multifamily residences within the Auburn city limits.

Valuation

The following amounts are used by the Building Department to arrive at the valuation of a Single Family structure. Each figure is multiplied by the square footage of the specified area.

- \$103.47 per square foot – Dwelling
- \$ 40.60 per square foot – Garage
- \$ 17.73 per square foot – Deck/Covered Patio/Carport

2,000 square foot house x \$103.47	=	\$206,940.00
500 square foot garage x \$ 40.60	=	\$ 20,300.00
200 square foot deck x \$17.73	=	<u>\$ 3,546.00</u>
Total Value		\$230,786.00

- Building permit fee is 1 percent of the valuation, in this case \$2,307.86
- A plan check fee is collected when plans are brought in and is based on 65 percent of the building permit fee. (ex: 65 percent of \$2,307.86 = \$1,500.11 for the plan check)

Valuation

The following amounts are used by the Building Department to arrive at the valuation of a Multifamily unit. Each figure is multiplied by the square footage of the specified area.

- \$103.47 per square foot – Dwelling
- \$ 17.73 per square foot – Deck/Covered Patio/Carport

1,040 square foot house x \$103.47	=	\$107,608.80
85 square foot deck x \$17.73	=	<u>\$ 1,507.07</u>
Total Value		\$109,115.85

- Building permit fee is 1 percent of the valuation, in this case \$1,091.16
- A plan check fee is collected when plans are brought in and is based on 65 percent of the building permit fee. (ex: 65 percent of \$1,091.16 = \$709.25 for the plan check)

Table F-1**Residential Development Fee Schedule**

Fee Type	Single Family	Multi Family
Building Permit	\$2,307.80	\$1,091.16
Sewer Connection	\$6,465.00	\$4,616.01
SMIP: .00010 % of total valuation	\$23.00	\$10.91
Facilities and Equipment Fee	\$2,750.00	\$2,750.00
Placer County Capital Facilities Fee	\$2,261.40	1,646.84
Approximate Permit Fees Including Plan Check	\$13,807.20*	\$10,114.92*

Source: City of Auburn 2008

*Collected at permit issuance

School fees are currently \$2.83 per square foot of dwelling space unless Mello-Roos applies. Contact the Auburn Union School District Office at (530) 885-7242 to see if additional fees apply. Contact Placer County Water Agency for water meter costs at (530) 823-4850.

Application Fees

Application	Single-Family	Multi-Family
Administrative Permit (to approved project)	\$57.00	\$57.00
Amendment	\$197.00	\$197.00
With Public Hearing	\$39.00	\$39.00
Annexation	\$1,579.00 + LAFCO fees	\$1,579.00 + LAFCO fees
Appeals	\$100.00	\$100.00
Boundary Line Adjustment	\$257.00	\$257.00
Certificate of Compliance	\$301.00	\$301.00
Conditional Use Permit (Class A)	\$1,443.00	\$1,443.00
Conditional Use Permit (Class B)	\$858.00	\$858.00
Conditional Use Permit (Class C)	\$415.00	\$415.00
Design Review (Type A - 30+ units)	—	\$651.00
Design Review (Type B - 10-29 units)	—	\$607.00
Design Review (Type C - 1-9 units)	\$563.00	\$563.00
Design Review – Additions, alterations, remodeling	—	\$400.00
Design Review – Larger projects	—	\$100.00
Design Review – Historic District	—	\$33.00
Development Agreement	\$400.00	\$400.00

Application	Single-Family	Multi-Family
Extension of Time - Civic Design, Subdivision	\$415.00	\$415.00
Extension of Time - Parcel Map	\$289.00	\$289.00
Extension of Time – Historic Design Review	—	\$415.00
General Plan Amendment	\$1,481.00	\$1,481.00
General Plan Amendment - combined with Rezone	\$2,225.00	\$2,225.00
Home Occupation Permit	\$11.00	\$11.00
Large Family Day Care Home Permit	\$41.00	N/A
Predevelopment Review – Admin. staff review	\$100.00 ¹	\$100.00 ¹
Predevelopment Review w/ Commission Hearing	\$200.00 ¹	\$200.00 ¹
Rezone/Prezone	\$1,323.00	\$1,323.00
Sign Permit	—	\$33.00
Tentative Parcel Map (2-4 lots)	\$748	\$748
Tentative Subdivision Map (5+ lots)	\$748 (+\$27/lot for 1-25 lots, then \$6/lot for each lot over 25)	\$748 (+\$27/lot for 1-25 lots, then \$6/lot for each lot over 25)
Tree Permit – administrative review	\$25	\$25
Tree Permit – removals	—	\$400.00
Tree Permit – individual home	\$50/tree w/\$250 maximum	—
Variance – Minor Setback/Sign Variance	\$252.00	\$252.00
Variance - Other Variances (e.g.: Parking etc.)	\$514.00	\$514.00
Environmental Review		
Initial Study/Categorical Exemption	\$66.00	\$66.00
Initial Study/Negative Declaration (Staff preparation)	At cost (with \$500.00 deposit)	At cost (with \$500.00 deposit)
Initial Study/Negative Declaration (Consultant preparation)	Consultant's cost + 10% admin fee	Consultant's cost + 10% admin fee
Expanded Initial Study + EIR (Consultant Fee + 10% Administrative Costs to City)	\$1,050.00 Minimum	\$1,050.00 Minimum

Foothill Airport Land Use Commission (FALUC)		
Fee Schedule		
Application	Single-Family	Multi-Family
EIR Review	\$105.00	\$105.00
Rezoning	\$70.00	\$70.00
Development Plan	\$70.00	\$70.00
Use Permit	\$70.00	\$70.00
Minor Subdivision	\$35.00	\$35.00
Major Subdivision	\$105.00	\$105.00
Notice of Preparation of EIR	\$35.00	\$35.00
City Processing Fee	\$25.00 ²	\$25.00 ²

Source: City of Auburn Fee Schedule, 5/16/08.

¹Fee is credited to any subsequent application fee if filled within six (6) months for the same or substantially similar proposal.

²City Processing Fee of \$25 shall be added to FALUC Fee. FALUC Fees Effective May 1, 1991. FALUC will bill City quarterly.

While fees represent a substantial part of residential construction costs, Auburn's fees are in line with or lower than those charged in other neighboring jurisdictions. The City has one of the lowest planning fees within the region. The table below illustrates a comparative average cost in planning fees of surrounding jurisdictions; results demonstrating Auburn's fees do not act as a constraint to the construction of affordable housing and have not affected the City's competitiveness in producing affordable housing with neighboring communities.

Table F-2

RESIDENTIAL PLANNING APPLICATION FEES (MULTI-FAMILY/SINGLE FAMILY)
AVERAGE COSTS OF FEES FROM SURROUNDING JURISDICTIONS

Fee/ Tax	Roseville	Rocklin	Lincoln	Auburn	Yuba City
Building Permit	\$2,137	\$1,938	\$2,145	\$3,500	\$3,150
Plan Check	\$1,282	\$1,260	\$1,394	\$2,275	\$1,575
Sewer Connection	\$6,120	\$7,315	\$8,455	\$6,465	\$5,100
Water Connection (WCC)	\$4,675	\$14,414	\$16,446	\$14,414	\$7,209
Traffic Mitigation	\$1,555	\$4,368	\$3,994	-	-
Mechanical	-	\$51	\$180	-	-
Plumbing	-	\$51	\$80	-	-
Electrical	-	\$51	\$180	-	-
Strong Motion/Seismic	\$35	\$35	\$35	-	\$35
Parks	\$4,570	\$711	\$4,586	-	-
Drainage	\$393	\$204	\$2,571	-	\$1,780
Public Facilities	\$1,782	\$512	\$2,594	\$2,750	\$12,133
Community Services	-	\$3,675	\$7,180	-	-
Building Occupancy	-	\$281	\$16	\$11	\$232
Electric Utility	\$2,000	-	-	-	-

Fee/ Tax	Roseville	Rocklin	Lincoln	Auburn	Yuba City
Engineering & Environ. Utilities Plan Check	-	\$6,360	-	-	-
Fire Service Construction	\$1,750	-	\$530	-	\$114
Refuse/Solid Waste	\$410	-	\$85	-	-
SPARTA	\$886	\$1,439	\$1,234	-	-
Highway 65 JPA	\$428	\$828	-	-	-
Placer Co. Cap. Facilities	\$1,771	\$2,193	\$1,718	\$2,261	-
Cemetery	-	-	\$206	-	-
Total	\$29,794	\$45,686	\$53,629	\$31,676	\$31,328

School Mitigation	\$5,310	\$4,734	\$647	\$2,844	\$4,734
<i>Source: City Planning Departments & School Districts.</i>					

Appendix G: Public Participation

The City of Auburn held a public meeting on November 13, 2007 to solicit public input and encourage public participation in the 2008-2013 Housing Element update. E-mail notification of the meeting was sent to the Placer Collaborative Network (PCN) and Placer Consortium on Homelessness (PCOH) members; there are approximately 350 persons and/or agencies on the e-mail distribution lists. PCN and PCOH have broad, regional representation by non-profit organizations, government agencies, faith based organizations, health delivery organizations and the educational sector. In addition, City Council and Planning Commission members were invited to attend the meeting and notification was sent to low income apartment complexes and other non-profit and religious organizations not included in the PCN and/or PCOH e-mail notification. The lists below include a complete listing of everyone invited to the meeting.

Mailing List for Public Meeting – November 13, 2007		
Placer Co. Food Bank 133 Church St. Roseville, CA 95678	Valley Oaks Apts. 600 Auburn Ravine Rd. Auburn, CA 95603	Legal Services of N. California 517 12 St. Sacramento, CA 95814
Mercy Housing California Attn: Greg Sparks 3120 Freeboard Dr. Ste. 202 West Sacramento, CA 95691	Auburn Villa Apts. 628 Mikkelsen Dr. Auburn, CA 95603	Dept. of Housing & Community Development Housing Policy Division 1800 Third Street Sacramento, CA 95811
PIRS Attn: Jeff Cowen 11768 Atwood Rd. Ste. 29 Auburn, CA 95603	Eskaton 5105 Manzanita Ave Carmichael, CA 95608	Auburn Interfaith Food Closet P.O. Box 132 Auburn, CA 95604
Auburn Palms Apts. 701 Auburn Ravine Road Auburn, CA 95603	Auburn Chamber of Commerce 601 Lincoln Way Auburn, CA 95603	Placer Co. Health & Human Services 379 Nevada Street Auburn, CA 95603
Auburn Raving Terrace Apts. 750 Auburn Ravine Road Auburn, CA 95603	Brookside Senior Apts. 738 Mikkelsen Dr. Auburn, CA 95603	Seventh-day Adventist Community 12225 Rock Creed Rd. Auburn, CA 95602
Salvation Army USA Western Territory 180 E. Ocean Blvd. Long Beach, CA 90802	Palm Terrace Apts. 1040 Redhawk Lane Auburn, CA 95603	

Placer Collaborative Network Members – e-mail notification list

Current Members

Last Name	First Name	Title	Organization
Acquistapace	Kathy	Executive Director	Sierra Foothills AIDS Foundation
Alward	Michael	Program Director	Health for All, Inc.
Anderson	Bev	Facilitator	Placer Caring Connection, Auburn Presbyterian
Arsenith	Joe	Program Services Manager	Placer County Community Health
Baker	Karen	President	Welcome Homes, formerly AMI Housing
Bauman	Maureen	Director	HHS, Adult System of Care
Blake	Veronica	Chief Executive Officer	Placer Community Foundation
Bonner	Ed	Sheriff	Placer County Sheriff's Department
Brundage	Cindy	Program Manager	HHS, Children's System of Care
Burton	Dr. Richard	Director	HHS
Cardoza	Denyse	Executive Director	Placer Community Action Council
Chapman	Karen	Secretary of Tad Kitada	Placer County Office of Education
Childs	Brad	President	The Wilderness Institute, Inc.
Clark	Carlie	Executive Director	New Leaf Counseling
Cowan	Honey	Director	Riding High Equestrian Center
Da Re	Angela	Director of Programs	People Reaching Out
Danovaro	Mindy	Executive Director	Sutter Auburn Faith Hospital
DeDora	Leslie	Executive Director	A Touch of Understanding, Inc.
Dunstan	Bob	Director of Administrative Srv	HHS
Elston	Rosemary	Director of Rehabilitation	PRIDE Industries
Engelbrecht	Ann	Executive Director	Roseville Home Start, Inc.
Engelbrecht	Ann	Executive Director	PEACE for Families
Ferretti	Don	Director	First Five, Placer County
Frost	Charlie	Executive Director	St. Vincent de Paul
Gandley	Jim	Assistant Director	HHS
Gemulla	Trish	Site Manager	Lighthouse Counseling and Family Resources
Getty	Rob	Clinical Director	Koinonia Foster Homes, Inc.
Godshall	Mark	Pastor of Adult Care Ministries	Bayside Church
Goins	Catherine	Director	Placer County Office of Education, Child Dev. Srv
Gore	Bonnie	Senior Public Affairs Rep.	Kaiser Permanente
Grayson	Tom	Executive Director	Golden Sierra Life Skills
Green	Karen	Coordinator	Placer Peer Court
Guenther	Barbara	Executive Director	Placer ARC
Harper	Holly	Community Benefits Coordinator	Sutter Roseville Medical Center Foundation

Last Name	First Name	Title	Organization
Heath	Steve	President & CEO	United Way CA Capital Region
Herrera	Elisa	Coordinator	Latino Leadership Council
Ibarra	Sgt. Dave	Sargeant	Lincoln Police Department
Kerschner	Jon	Executive Director	Sierra Family Services
Kitada	Tad	Director	Placer County Office of Education, Prevention Srv
Kleinfelder	Don	Executive Director	Child Advocates of Placer County
Knecht	Richard	Director, CSOC	HHS, Children's System of Care
Kogan	Gabriel		New Vision
Koss	Deb	Pastoral Worker	Shepherd of the Sierra Presbyterian Church
Land	Denise	Prevention Programs Coordinator	Rocklin Unified School District
Larson	Laura	Program Coordinator	TANF
Loya	David	Executive Director	The Lazarus Project, Inc.
Marquez	Patricia	Executive Director	Sutter Roseville Medical Center Foundation
McCoy	Judy	Principal	Placer School for Adults
Miller	Tink	Executive Director	Placer Independent Resource Services
Monteiro	Sabina	Chief Executive Officer	Sierra Council on Alcoholism/Drug Dependence
Nichols	Colleen	Superior Court Judge	Placer County Superior Court
Nicholson	Christina	Executive Director	Whole Person Learning
Nunes	Francine	Child Care Coordinator	Placer County Office of Education, Child Dev.
Orme	Pat	Assistant Director	HHS, Community Health Clinics
Ramseth	Gregg	Director of Instructional Technology	Placer Union High School District
Roberts	Danielle	Administrator/ Finance Director	Hope, Help, & Healing
Roeder	Candace	Executive Director	Seniors First
Rogerson	Stephanie	Director	Community Collaborative of Tahoe Truckee
Samaniego	Sonia		Sutter Auburn Faith Hospital
Sarmiento	Regina	Executive Director	Acres of Hope
Shively	Diane	Program Supervisor	United Advocates for Children and Families of California
Shonkwiler	Jan	Housing Programs Manager	City of Roseville
Spears	Cynthia	Executive Director	Placer Dispute Resolution Service
Talbott	Michelle	Social Services Director	The Salvation Army Del Oro Division
Tarrant	Lynn	Associate Director	HHS, Adult Systems of Care
Thornton	DeAnne	Executive Director	Child Abuse Prevention Council
Timbers	Lynda	Executive Director	Project GO, Inc.
Tooker	Randy	Executive Director	Boys and Girls Club of Auburn

Last Name	First Name	Title	Organization
Wells	Rick	Executive Director	Eagle Recovery
Whitaker	Herb	Managing Attorney	Legal Services of Northern California
Woodman	Leslie	Housing Coordinator	City of Rocklin
Wong	Will	Community Development Director	City of Auburn
Other Members (non-Directors)			
Chapman	Karen	Secretary of Tad Kitada	Placer Co. Office of Education
Clary	Jackie	Literacy Coordinator	Placer Adult Literacy Service
Farley	Linda	Client Services Program Supervisor	HHS, Adults System of Care, Perinatal
P.	Auriel	Admin. Assistant to Jon Kerschner	Sierra Family Services
Woodyard	Cindy	Client Services Program Director	HHS
Westeren	Paula	Program Representative	UC Co-op Extension

PCOH (Yahoo Group)	
Agency E-Mail Notification List	
Public	
	Cities
	City of Lincoln
	City of Rocklin
	City of Roseville
	County
	Jim Holmes, Board of Supervisors
	First Five Placer
	Golden Sierra Job Training Agency
	Placer County Sheriff's Office
	Placer County Health and Human Services:
	Adult System of Care
	CEO
	Children's System of Care
	Environmental Health
	Health Department
	Placer County Planning & Redevelopment
	Placer County Veteran's Services
	Other Placer County
	Placer Union High School District

	Other Counties
	El Dorado County
	Sacramento County
	HUD
	Washoe TANF
Private	
	Private Citizens
	Churches/Faith Based
	Adventist Community Services
	Adventure Christian Church
	Auburn Presbyterian Church
	Bayside Church
	Pioneer United Methodist
	St. Vincent de Paul – Lincoln
	Sierra Presbyterian Church
	Sierra Unitarian Universalists
	Non-Profits
	Acres of Hope
	AMIH – Alliance for the Mentally Ill Housing
	Child Abuse Prevention Council
	Choices
	Elijah's Jar
	Food Bank (Dave Martinez)
	HomeAid, BIA
	Hope, Help & Healing
	Legal Services of Northern California
	Lighthouse Family Resource Center
	North Tahoe Family Resource Center
	PEACE for Families
	Placer Adult Literacy Services (PALS)
	Placer Community Foundation
	Placer Independent Resource Services (PIRS)
	PICO California (don't really know what this is)
	PRIDE Industries
	Project MANA
	Roseville Home Start
	St. Vincent de Paul - Roseville
	Sierra Council on Alcoholism and Drug Dependency
	Sierra Family Services
	Sierra Council on Alcoholism and Drug Dependency
	Sierra Family Services
	Sierra Foothills AIDS Foundation
	Tahoe Women's Services

	Non-Profits
	Tentmakers
	The Gathering Inn
	The Lazarus Project
	The Salvation Army Auburn
	The Salvation Army Roseville
	United Way
	For profit (but seem non-profit)
	New Leaf Counseling
	Nor Cal Clean and Sober
	Re-Entry Program
	Whole Person Learning

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